



Steven M. Neuhaus
County Executive

Orange County Department of Planning

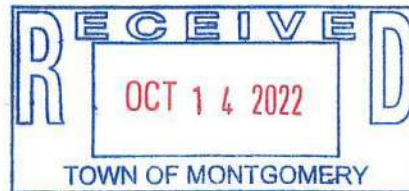
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Alan J. Sorensen, AICP
Commissioner

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October 7, 2022

Suzanne Hadden, Secretary
Town of Montgomery Planning Board
Town Hall – 110 Bracken Road
Montgomery, NY 12549



Re: Request for lead agency status of **SHEFFIELD GARDENS SITE PLAN, SPECIAL USE PERMIT AND SUBDIVISION**

Dear Ms. Hadden,

Orange County is in receipt of a lead agency coordination request for the Project listed above. We have no interest in becoming the Lead Agency on this project, but we would like the opportunity to review any additional SEQR information that is provided by the applicant of this project. This information should include a full-scale site plan, a lighting plan, a landscaping plan, a stormwater pollution prevention plan (SWPPP), and a traffic study, at a minimum. We are offering the below preliminary comments, based on the provided information:

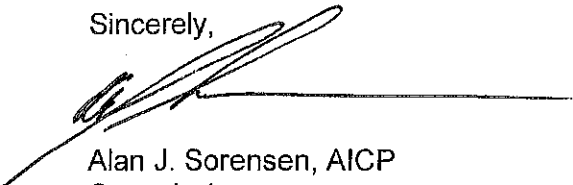
- The applicant should coordinate with New York State Department of Transportation (NYSDOT) to obtain an access permit, as this site will have direct access onto State Route 17K.
- The applicant should coordinate with the Orange County Health Department about any required reviews or permits for the proposed well and wastewater treatment plant.
- The applicant should provide a traffic study that addresses the potential traffic impacts in this area. The applicant should coordinate with the Valley Central School District and the Village of Montgomery on the potential traffic impacts on the neighboring school and the Village, respectively.
- We appreciate the location of the proposed project, as it is within a County Priority Growth Area. The County Priority Growth Areas are designed to direct growth to areas that already have infrastructure that supports development, such as sewer lines, water lines, easy access to highways, etc.
- We strongly encourage the Town to require a minimum of 10% of the proposed units to be made affordable to people making 80% of the area median income for renters. For this project, that means that 26 units should be priced no higher than \$1,661 per month, including utilities and any fees associated with renting the unit. The affordable housing units would improve the potential for seniors, young adults, and service providers (i.e. firefighters, police officers, nurses, teachers, etc.) to afford to live in the area they work in. The Town might be interested in the Village of Walden's "Townhouse regulations" (§305-61), which is designed with workforce housing in mind. We have enclosed a copy of these regulations for your reference.
- The proposed commercial buildings should be located closer to the northern lot line, with the proposed parking lots located behind the proposed commercial buildings, to provide a more pedestrian scale. Furthermore, the applicant should provide a sidewalk along the northern lot line of the proposed project to encourage pedestrian activity for individuals that may seek to walk into the

Village of Montgomery. Such an approach would help to better integrate this site with the pedestrian scale that is found in the Village of Montgomery.

- The applicant should provide on-site recreational opportunities for future residents, as this project proposes 261 apartment units. These recreational opportunities should allow for passive and active recreational opportunities, such as walking trails, a playground, and/or a pool.
- The Town should ensure that the applicant follows the recommendations of the International Dark Sky Association (IDA) for outdoor lighting (<https://www.darksky.org/our-work/lighting/>) (See attached documents).
- The applicant should provide native, drought-resistant plantings for this site. Attached is a flyer, titled "Go Native: Recommended Westchester County Native Plants for Homeowners and Landscapers," that provides additional information related to native plantings.
- The applicant should utilize low impact development design alternatives, such as rain gardens, open grassed drainage swales, curb-less parking areas, permeable pavement, and banked parking spaces, to help minimize the negative impacts of the proposed increase of impervious surfaces. Such negative impacts include increased stormwater runoff, increased downstream flooding, erosion, surface water pollution and groundwater pollution.
- The applicant should provide the sight distances for the proposed driveway and internal intersections.
- The applicant should indicate where any proposed signs for the commercial lots will be located on this site.
- The applicant should indicate where snow that is plowed from the driveways and parking areas will be stored during the winter, as this is not clearly indicated.
- The stormwater protection measures should be strictly enforced throughout the construction phase and the limits of disturbance should be clearly marked on the site and the plan.
- The Full Environmental Assessment Form (Full EAF) indicates that this site might contain Bald Eagles. Therefore, the Town and the applicant should ensure that the proposed site improvements will not negatively impact any Bald Eagles located on or near this site.

Thank you for giving us the opportunity to respond to your request. We look forward to reviewing any additional information related to the application when it is referred to us for our comments. The planner from our office that will be reviewing this project is Jennifer MacLeod; questions, comments, or additional information should be directed to her.

Sincerely,



Alan J. Sorensen, AICP
Commissioner

Village of Walden, NY - § 305-61: Townhouse regulations.

[Added 6-12-2007 by L.L. No. 4-2007]

The following standards shall be required for all townhouse developments proposed within the TH Townhouse District.

A. General requirements.

- (1) Subdivision of individual townhouse unit lots shall be required in accordance with Chapter 260 of the Village Code. Property lines shall run from the front lot line through the center of the common party walls of attached interior units and continue to the rear lot line. Each townhouse lot shall be configured in a manner that allows for separate ownership of the lot and dwelling unit thereon.
- (2) Site plan review. A site plan in accordance with § 305-60 of the Village Code shall be required for any proposed townhouse project.
- (3) A townhouse building must contain at least three attached single-family dwelling units and may not contain more than six townhouse units.

B. Size of lot and density of development.

- (1) A townhouse lot shall be a minimum of 2,000 square feet.
- (2) The minimum lot width of an affordable townhouse unit shall be 20 feet. For all other units not designated as affordable units, the following minimum widths shall apply: [Amended 2-14-2012 by L.L. No. 1-2012]
 - (a) Twenty percent of the total number of townhouse units in the project shall have a minimum lot width of 20 feet, the location of which shall be determined by the Planning Board;
 - (b) All other townhouse units shall have a minimum lot width of 24 feet.
- (3) A minimum of 4,500 square feet of lot area shall be provided per dwelling unit for the proposed townhouse project.
- (4) The maximum percentage of lot coverage for main and accessory buildings shall not exceed 30% of the townhouse project site.

C. Yard requirements.

- (1) Front yard (units with no garages or garage entrances to the rear). An average front yard setback of 20 feet shall be required for townhouse buildings, but in no case shall the front yard setback for individual units be less than 16 feet between the building wall closest to the street and the nearest edge of the sidewalk facing the townhouse building. [See also § 305-61E(1).]
- (2) Front yard (units with garage facing front yard). An average front yard setback of 25 feet shall be required for townhouse buildings, and a minimum distance of 20 feet shall be provided between the garage door and the nearest edge of the sidewalk facing the townhouse building. [See also § 305-61E(1).]
- (3) Rear yard. Each townhouse unit shall have a minimum rear yard setback of not less than 25 feet.
- (4) Side yards. Each townhouse building shall have two side yards totaling not less than 30 feet, with one side not less than 10 feet.
- (5) Separation between buildings. The minimum distance between townhouse buildings shall be as follows:
 - (a) Front wall to front wall: 75 feet (including street right-of-way);

(b) Side wall to side wall: 35 feet; and

(c) Rear wall to rear wall: 60 feet.

D. Minimum floor area per dwelling unit.

(1) The minimum habitable floor area per townhouse unit with three or more bedrooms shall be 1,250 square feet.

(2) The minimum habitable floor area per two-bedroom townhouse unit shall be 1,000 square feet.

(3) The minimum habitable floor area per one-bedroom townhouse unit shall be 900 square feet.

E. Architectural design.

(1) The front yard setback for individual townhouse units shall be varied so that no more than two abutting units have the same setback in order to break up the mass of the horizontal building wall of the townhouse building.

(2) Variations in the design and materials of individual townhouse units shall be incorporated into the townhouse building so that no more than two abutting units have the same total facade details or architectural appearance.

(3) Rooflines of individual units, including such elements as porticos, dormers, etc., shall be varied to provide visual interest to the townhouse building.

(4) Townhouse units shall be separated by a common party wall that is designed to meet the uniform building code.

(5) Garages shall be designed so as to use offsets, fenestration, change in building materials and the use of architecturally detailed doors so that the garages do not dominate the building facade.

(6) Mailboxes shall be placed within a common mailbox building that is complementary to the overall design of the development.

F. Access, circulation and parking.

(1) A circulation system shall be designed to provide safe and convenient access to townhouse units and community facilities. The internal circulation system shall be sufficient for vehicular, bicycle and pedestrian movement and must accommodate fire and emergency access needs.

(2) The minimum road right-of-way for a private road shall be 35 feet, with a paved street width of 24 feet; a six-inch curb on each side; a six-foot grass median between the sidewalk and curb; and a four-foot sidewalk on at least one side of the street. Such sidewalks must be part of a pedestrian circulation system within the proposed townhouse project.

(3) A minimum of two off-street parking spaces shall be provided for each townhouse unit on each townhouse lot or within common parking areas. An additional 1/2 space per townhouse unit shall be provided within common parking areas for visitors. Developers must prepare construction drawings that show all required parking on the approved plan but may elect to defer full improvement of up to 10% of the required parking when there is some uncertainty as to the parking demand for the proposed development. If demand is needed in the future, the developer must construct the reserved spaces. The Planning Board may approve an area designated for the parking of commercial vehicles used by residents within a supplemental parking area.

(4) Sidewalks. Sidewalks shall be provided within all townhouse projects that are a minimum of four feet in width in order to provide for the safe movement of pedestrians between townhouse units and to and from all common recreation facilities. Said sidewalks shall be separated from the edge of the road by a six-foot median planting strip that shall be provided for the planting of street trees or grasses.

(5) Recreational vehicles, trailers and boats. The outside storage of recreational vehicles and trailers, as those terms are defined in § 291-33 of the Village Code, and/or boats on individual townhouse lots shall be prohibited.

G. Landscaping.

(1) A landscaping plan designed by a professional landscape architect who understands the local climate and growing patterns shall be submitted to the Planning Board for its review and approval. The following minimum standards shall apply:

(a) Lawns of all townhouse units shall be properly graded and seeded to provide for grass lawns.

(b) Street trees shall be provided in a quantity that is equivalent to that of spacing the trees 30 feet on center. Such trees shall then be grouped into groves in order to simulate a more natural stand of trees, rather than repetitive rows. Groves of street trees shall be a minimum height of six feet to eight feet with a caliper of 2 1/2 inches at breast height at the time of planting and a dripline diameter of 20 feet to 40 feet at full growth.

(c) Front lawn trees shall have a height of three feet to four feet with a caliper of 1 1/2 inches at breast height at the time of planting and a dripline diameter of eight feet to 15 feet at full growth. Species shall be consistent with the flowering type.

(d) Rear and side yard trees should include a mix of deciduous and evergreen trees. Evergreens shall be a minimum height of six feet at the time of planting and be used to provide visual separation (buffer). Deciduous trees shall be four feet to six feet with a two-inch caliper at breast height at the time of planting and a dripline diameter of 15 feet to 30 feet at full growth and shall be located in a manner that provides shade in the summer and sun in the winter.

(e) Shrubs and ground plantings shall be shown on the landscaping plan.

(2) Maintenance of landscaping. All landscaping within common areas owned by the townhouse association shall be well-maintained and kept in a healthy condition. When plantings die, they shall be replaced.

H. Common areas and recreational facilities. Every townhouse project shall provide for common open space and recreational amenities for project residents that are maintained by a not-for-profit townhouse association in accordance with the following standards:

(1) The minimum lot area for a common recreational facility shall be 20,000 square feet.

(2) For a townhouse project that includes more than 25 townhouse units, a common recreation clubhouse shall be provided that is at least 2,000 square feet in size. Such structure shall provide off-street parking for each three persons based upon maximum permitted occupancy and shall be maintained by the not-for-profit townhouse association.

I. Utilities.

(1) All electric, telephone, and cable shall be located underground within the proposed townhouse project.

(2) All utility junction boxes shall be contained within a vault that is placed underground in a manner where the top of the vault is flush with the grade of the finished lawn.

(3) All transformers shall be screened with shrubs on three sides.

J. Affordable housing.

(1) Affordable units. At least 10% of the townhouse units shall be affordable. Such units shall be disbursed throughout the townhouse project and shall be indistinguishable from the market rate units in terms of their exterior appearance. [Amended 10-17-2017 by L.L. No. 9-2017]

(2) Selection priorities. A family earning between 101% and 120% of the Orange County median family income shall be deemed eligible to apply for an affordable housing unit in the Village of Walden. Priority preference will be given to applicants based upon the following factors:

Current Residency			
(points)			
Preferences	Village of Walden	Town of Montgomery	Orange County
Residents who reside in the Village of Walden for a minimum of 2 consecutive years	3	0	0
Volunteer fire department or ambulance corps members with 2 years of consecutive service	3	2	1
Municipal employees with 2 years of consecutive employment	3	2	1
School district employees with 2 years of consecutive employment	3	2	1
Veterans of the U.S. armed services, honorably discharged	2	1	0
Health-care workers with a minimum of 2 years of employment	2	1	0
Persons 60 years of age or over	2	1	0
Person with disabilities	2	1	0

(3) Percentage of affordable units by income range. Twenty-five percent of the required number of affordable housing units within a townhouse project shall be made available to households in each of the following income ranges that are based upon the Orange County median family income:

Income Ranges
101% to 105%
106% to 110%
111% to 115%
116% to 120%

(4) Occupancy requirements. All affordable housing units shall be the primary residence of their owners. Owners may not rent their unit or any portion thereof to others.

(5) Initial sale and resale of affordable housing units.

(a) Calculation of initial sales price. Maximum sale price shall be set by resolution of the Village Board and amended from time to time after review of relevant information that may be provided by federal and state affordable housing departments as well as developers. The initial sales price of a unit shall be calculated such that the annual cost of the sum of principal, interest, taxes, townhouse association common charges and private mortgage insurance (PMI) shall not exceed 32% of the Orange County median family income allowed for such unit for a family of four.

(b) Resale of affordable housing units. Affordable housing units shall only be sold to eligible income households. The owner of an affordable unit shall notify the Village Board of his/her intent to sell prior so that persons on the Village affordable housing waiting list can be contacted to advise them of their eligibility to purchase the affordable housing unit. The maximum base resale price of a unit shall be calculated such that the annual cost of the sum of principal, interest, taxes, townhouse association common charges and private mortgage insurance (PMI) shall not exceed 32% of the Orange County median family income allowed for such unit for a family of four.

(c) Maintenance and upkeep. The exterior of all affordable units within a townhouse development shall be maintained at the original builder's specifications.

(d) Tax assessment. The assessor shall consider the limited increase in the resale value of an affordable housing unit when determining the appropriate assessment on such units.

(e) Deed restrictions. The original deed and any subsequent deeds or instruments used to transfer title to an affordable housing unit shall include a provision indicating that the unit is an affordable housing unit subject to restrictions on occupancy and resale. Evidence of the inclusion of such restrictions on the filed subdivision map shall be made prior to issuing a certificate of occupancy for any unit in the subdivision. The following language shall be recorded in the deed: "This dwelling unit has been constructed for use by moderate-income families pursuant to a special housing program established by the Village of Walden and must be the principal dwelling of the homeowner. All future sales or resale of this dwelling unit must be to a person who is determined to be eligible pursuant to the income limitations set forth by the Village Board and at a price determined to be in accordance with the Village's affordable housing program."

(f) Transfer of affordable housing units through estate. There shall be no restriction to the right to inherit an affordable housing unit; however, any subsequent resale of the unit must be to an eligible person.

(g) Administration. The Village Board shall oversee the administration of the affordable housing program.

[1] The Village Board shall set annual income limits and resale values.

[2] The Village Manager and/or Affordable Housing Committee appointed by the Village Board shall accept and review applications for affordable housing units. Applications shall be scored and ranked with an eligibility list maintained on file.

[3] A lottery procedure to select applicants that have equal priority points shall be created, when needed.

[4] The Village Manager or designee shall maintain a list of all affordable units in the Village.

[5] The Village Manager or designee shall review all deed restrictions for affordable housing units to ensure compliance with this section.

[6] The Village Manager or designee shall prepare an annual report to the Village Board on the status of its affordable housing units.

(h) Fees. To offset the cost of administering the affordable housing program, the following shall apply:

[1] The developer shall pay 1/4 of 1% of the sale price of the affordable housing unit.

[2] On resale, the homeowner shall pay 1/4 of 1% of the sales price of the affordable housing unit.

[3] Each owner of an affordable housing unit shall provide proof of residency in a form acceptable to the Village Attorney.

Helpful Hints

- * Start out small. Add natives to your existing gardens a little at a time. Consider converting areas of your lawn to native plants.
- * Look at your garden. Is it sunny or shady? Is it wet or dry? Choose plants that match these conditions.
- * Which plants grow best together? Call your nearest nature center or The Native Plant Center at Westchester Community College to learn more about plant communities.
- * Talk to your neighbors about what you are doing. You may inspire others.
- * Buy your native plants from a reliable, local nursery or support your community native plant sales. Determine that the plants have been nursery-propagated.
- * Protect native plants. Leave them in the wild.



Illustration and Design: Edward Henrey



For More Information on Native Plants

The Native Plant Center at Westchester Community College, (914) 606-7870 www.nativeplantcenter.org.

Westchester County Parks' Nature Centers:

Cranberry Lake Preserve, (914) 428-1005
Croton Point Park, (914) 862-5297
Lenoir Preserve, (914) 968-5851
Marshlands Conservancy, (914) 835-4466
Read Sanctuary, (914) 967-8720
Trailside Museum, (914) 864-7322

Westchester County Soil and Water Conservation District, (914) 995-4422 www.westchestergov.com

Cornell Cooperative Extension: (914) 285-4640
www.hort.cornell.edu/gardening

Lady Bird Johnson Wildflower Center,
www.wildflower.org

New York Department of Environmental Conservation, www.dec.state.ny.us

New England Wild Flower Society, www.newfs.org

Books

Cullina, William. *Native Trees, Shrubs, and Vines: A Guide to Using, Growing, and Propagating North American Woody Plants*

Cullina, William. *The New England Wild Flower Society Guide to Growing and Propagating Wildflowers of the United States and Canada*

Johnson, Lorraine N. *100 Easy to Grow Native Plants for American Gardens in Temperate Zones*

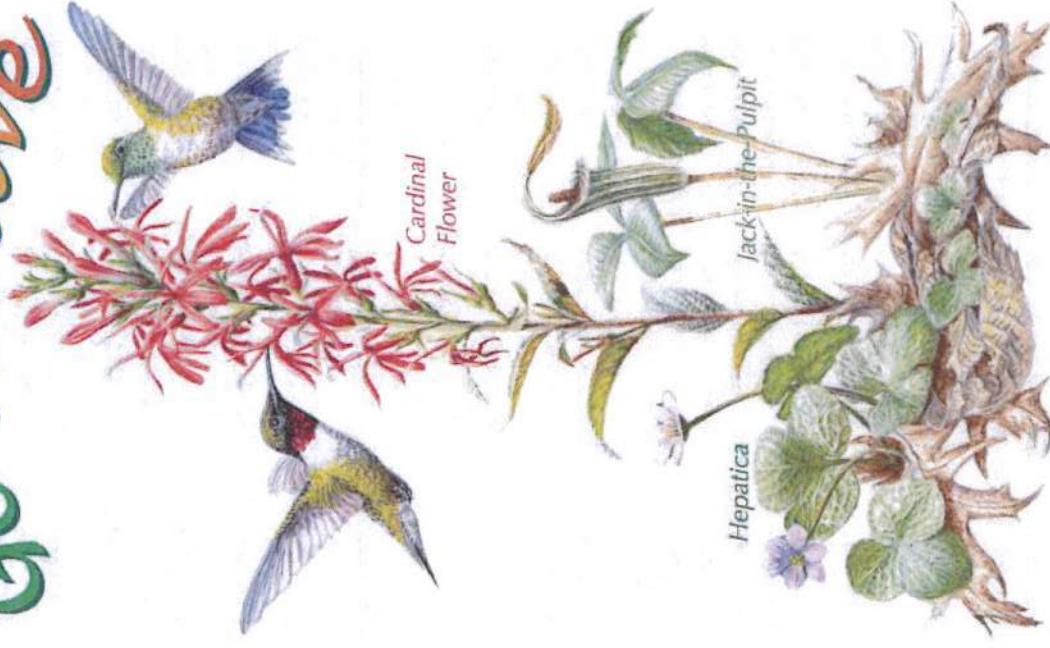
Stein, Sara. *Noah's Garden: Restoring the Ecology of Our Own Back Yards*

Taylor, Patricia A. *Easy Care Native Plants: A Guide to Selecting and Using Beautiful American Flowers, Shrubs, and Trees in Gardens and Landscapes*

Westchester
gov.com

Andrew J. Spano, Westchester County Executive
County Board of Legislators

Go Native



Recommended

Westchester County Native Plants
For Homeowners and Landscapers

PARKS
WESTCHESTER COUNTY

Joseph A. Stout, Commissioner

WHAT IS A NATIVE PLANT ?

A native plant is one that naturally occurs in a region without being introduced from elsewhere by people. Westchester County has many plants that have originated here and are considered "Westchester natives." Plants native to Westchester include ferns and clubmosses, grasses, sedges, rushes, flowering perennials, trees, shrubs, and vines.

"Wherever I go in America, I like it when the land speaks its own language in its own regional accent."

- Lady Bird Johnson

It's easy!

Native plants, properly sited and planted, are hardy and adapted to our normal weather extremes. Once established, they're usually low maintenance.

It's good for the environment!

Native plants usually do not need pesticides or fertilizers. Pesticides can run off lawns and contaminate rivers and lakes. Fertilizers accelerate algae growth and deplete oxygen in our waterways, affecting our water supply.

It's good for wildlife!

Native plants provide food and shelter for 10 to 15 times more species of birds, butterflies, and other local wildlife than non-native plants.

It saves water!

Native plants normally get the moisture they need from rain, while a 1,000-square-foot turf grass lawn requires 10,000 gallons of water per summer to keep it green.

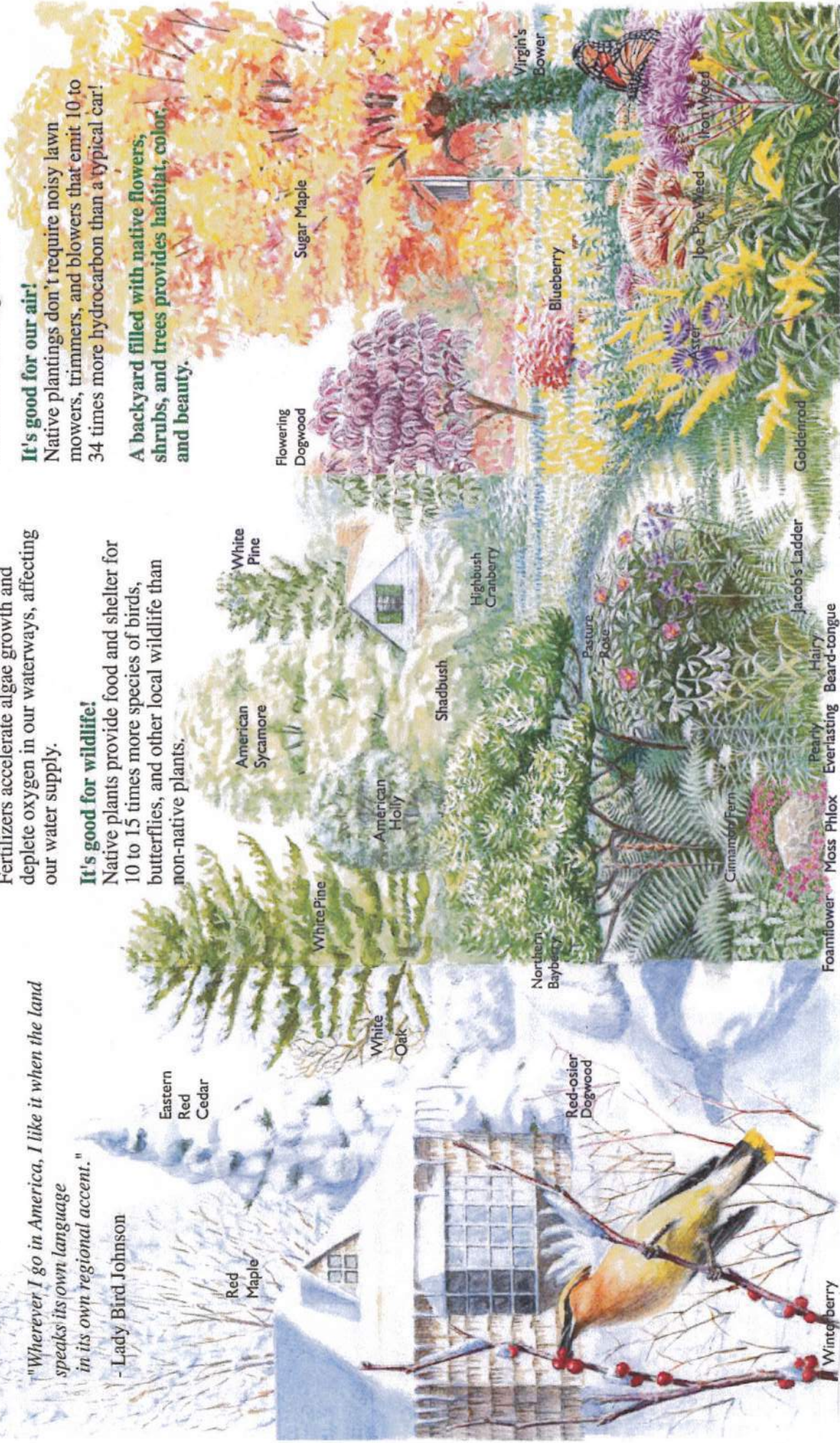
It saves money!

The cumulative costs of maintaining a native garden, meadow, or wetland are far less per acre than the average lawn.

It's good for our air!

Native plantings don't require noisy lawn mowers, trimmers, and blowers that emit 10 to 34 times more hydrocarbon than a typical car!

A backyard filled with native flowers, shrubs, and trees provides habitat, color, and beauty.



WHY GO NATIVE ?

Recommended Native Plants for Landscaping in Westchester County

Source: Revised Checklist of New York State Plants; Richard S. Mitchell, Gordon C. Tucker

Trees

Common Name	Scientific Name	Bloom Period	Wildlife Value	Bloom Color	Light Preference Sun Shade	Soil Moisture Preference Wet Moist Dry	Height in feet	Notes
Red Maple	<i>Acer rubrum</i>	March -April	high	red	☀️	☔️	40-60	First to flower in spring; fall color
Sugar Maple	<i>Acer saccharum</i>	April-May	very high	yellow	☀️	☔️	60-75	Yellow flowers in spring; fall color; maple syrup
Shagbark Hickory	<i>Carya ovata</i>	May-June	very high	green	☀️	☔️	60-90	Tasty nuts; attractive bark
Hackberry	<i>Celtis occidentalis</i>	May	high	white	☀️	☔️	30-50	Attracts butterflies; blue berries
American Beech	<i>Fagus grandifolia</i>	April-May	very high	green	☀️	☔️	50-70	Edible nuts; attractive bark
American Holly	<i>Ilex opaca</i>	June	very high	white	☀️	☔️	30-50	Evergreen; provides habitat; fragrant flowers; red berries
Eastern Red Cedar	<i>Juniperus virginiana</i>	May	very high	green	☀️	☔️	40-50	Evergreen; blue berries; provides cover
Tulip Tree	<i>Liriodendron tulipifera</i>	May-June	intermediate	green	☀️	☔️	75-100	Straight trunk; fast growth
Black Tupelo	<i>Nyssa sylvatica</i>	June	very high	green	☀️	☔️	30-50	Blue berries; fall color
White Pine	<i>Pinus strobus</i>		very high		☀️	☔️	50-80	Evergreen conifer; prunes well
American Sycamore	<i>Platanus occidentalis</i>	April -May	low		☀️	☔️	75-100	Showy bark; drops fruits and leaves in summer
Black Cherry	<i>Prunus serotina</i>	May-June	very high	white	☀️	☔️	30-50	Edible berries; fall color
White Oak	<i>Quercus alba</i>	May	very high	green	☀️	☔️	50-80	Majestic form; keeps leaves in winter
Northern Red Oak	<i>Quercus rubra</i>	April-May	very high	green	☀️	☔️	60-80	Hardy, long-lived tree; fall color
American Basswood	<i>Tilia americana</i>	May-June	high	green	☀️	☔️	60-80	Flowers aromatic
Eastern Hemlock	<i>Tsuga canadensis</i>		high		☀️	☔️	40-70	Evergreen conifer; check for pest problems

Shrubs & Small Trees

Shadbush	<i>Amelanchier arborea</i>	March-April	very high	white	☀️	☔️	15-20	Edible berries; fall color
Devil's Walking Stick	<i>Aralia spinosa</i>	July-August	very high	white	☀️	☔️	12-20	Purple berries; trunk covered in spines
Chokeberry	<i>Aronia arbutifolia</i>	March-July	high	red	☀️	☔️	3-6	Multi-stemmed; red berries; fall color
New Jersey Tea	<i>Ceanothus americanus</i>	May-Sept	intermediate	white	☀️	☔️	3	Multi-stemmed; tough; fixes nitrogen; attracts butterflies
Sweet Pepper Bush	<i>Clethra alnifolia</i>	July-Sept	high	white	☀️	☔️	10	Very fragrant
Flowering Dogwood	<i>Cornus florida</i>	April-June	very high	white	☀️	☔️	10-30	White bracts in spring; red berries
Red-osier Dogwood	<i>Cornus sericea</i>	May-June	very high	white	☀️	☔️	7-9	White berries; red stems in winter
Witch-Hazel	<i>Hamamelis virginiana</i>	Sept-Nov	low	yellow	☀️	☔️	20-30	Multi-stemmed; fragrant; herbal uses
Winterberry	<i>Ilex verticillata</i>	June	high	white	☀️	☔️	10-12	Red berries all winter
Mountain Laurel	<i>Kalmia latifolia</i>	May-June	low	white/pink	☀️	☔️	10	Evergreen; showy blossoms; multi-stemmed
Spicebush	<i>Lindera benzoin</i>	March-April	high	yellow/green	☀️	☔️	6-12	Berries (on females); food plant for Spicebush Swallowtail caterpillar
Northern Bayberry	<i>Myrica pensylvanica</i>	May-July	high	yellow	☀️	☔️	10	Aromatic twig, leaves, and bark; waxy berries
Pinxter Azalea	<i>Rhododendron periclymenoides</i>	May	low	pink	☀️	☔️	4-8	Beautiful blossoms
Swamp Azalea	<i>Rhododendron viscosum</i>	July	low	white	☀️	☔️	8-10	Very fragrant
Dwarf Sumac	<i>Rhus copallina</i>	July-August	high	green/yellow	☀️	☔️	10-20	Shiny leaves; red berries; fall color
Pasture Rose	<i>Rosa carolina</i>	June-July	high	pink	☀️	☔️	2-3	Long bloom period; crimson rose hips
American Elderberry	<i>Sambucus canadensis</i>	June-July	very high	white	☀️	☔️	5-15	Multi-stemmed; edible red berries and flowers
Highbush Blueberry	<i>Vaccinium corymbosum</i>	May-June	very high	red/white	☀️	☔️	6-12	Multi-stemmed; edible berries; fall color
Maple-leaved Viburnum	<i>Viburnum acerifolium</i>	May-June	high	white	☀️	☔️	6	Pink fall foliage; blue berries
Arrow-wood	<i>Viburnum dentatum</i>	May-June	high	white	☀️	☔️	15	Blue berries in fall
Highbush Cranberry	<i>Viburnum trilobum</i>	May-July	high	white	☀️	☔️	12	Showy flowers; red berries all winter

Ferns

Maidenhair Fern	<i>Adiantum pedatum</i>		intermediate		☀️	☔️	1-2	Grows in clumps; delicate texture
Ladyfern	<i>Athyrium filix-femina</i>		intermediate		☀️	☔️	1-3	Lacy; attractive foliage
Cinnamon Fern	<i>Osmunda cinnamomea</i>		intermediate		☀️	☔️	2-4	Grows in clumps; distinctive spore fronds

interrupted Fern	<i>Osmunda claytonia</i>	intermediate			2-4	Grows in clumps; asexual fronds
Christmas Fern	<i>Polystichum acrostichoides</i>	intermediate			1-2	Evergreen; grows in clumps
Marginal Wood Fern	<i>Dryopteris marginalis</i>	intermediate			1-3	Evergreen; forms clumps; arching fronds

Flowering Plants

Pearly Everlasting	<i>Anaphalis margaritacea</i>	intermediate	white	July-Sept	1-3	Showy flowers; dry arrangements; food plant for American Lady caterpillar
Columbine	<i>Aquilegia canadensis</i>	very high	red /yellow	April-June	1-3	Spreads by seed; attracts hummingbirds
Jack-in-the-Pulpit	<i>Arisaema triphyllum</i>	intermediate	green/purple	April-June	1-3	Unusual flowers; red, inedible berries
Swamp Milkweed	<i>Asclepias incarnata</i>	very high	pink	June-Aug	2-4	Attracts butterflies; food plant for Monarch caterpillar
White Wood Aster	<i>Aster divaricatus</i>	high	white	Sept-Oct	1	Showy flowers in fall
New England Aster	<i>Aster novae-angliae</i>	very high	purple	Aug-Oct	2-6	Showy; attracts butterflies
New York Aster	<i>Aster novi-belgii</i>	very high	violet	July-Oct	2-4	Showy; attracts butterflies
Virgin's Bower	<i>Clematis virginiana</i>	intermediate	white	Aug-Sept	20	Showy flowers; vine
Joe Pye Weed	<i>Eupatorium purpureum</i>	very high	purple	Aug-Sept	3-6	Attracts pollinators
Wild Geranium	<i>Geranium maculatum</i>	intermediate	rose	April	1-2	Ground cover; long bloom time
Sneezeweed	<i>Helenium autumnale</i>	high	yellow	Aug-Oct	2-6	Showy flowers; herbal uses
Hepatica	<i>Hepatica americana</i>	intermediate	purple/white	March-April	6"	Lovely, early blooms
Rose Mallow	<i>Hibiscus moscheutos</i>	high	pink	Aug-Oct	4-5	Tolerates salt; showy flowers
Turk's-Cap Lily	<i>Lilium superbum</i>	intermediate	orange	June-Aug	3-8	Showy; up to 40 flowers on one plant
Cardinal Flower	<i>Lobelia cardinalis</i>	very high	scarlet	Aug-Sept	2-5	Long bloom time; attracts hummingbirds
Great Blue Lobelia	<i>Lobelia siphilitica</i>	intermediate	blue	Aug-Sept	1-3	Late bloomer with attractive blue spikes
Trumpet Honeysuckle	<i>Lonicera sempervirens</i>	high	red/yellow	May-Sept	12-20	Showy vine; attracts hummingbirds
Bee Balm	<i>Monarda didyma</i>	very high	red	July-Aug	2-5	Aromatic; showy; attracts hummingbirds; herbal uses
Bergamot	<i>Monarda fistulosa</i>	very high	violet	July-Aug		Showy flowers; attracts hummingbirds
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	high	white	June-July	20	Vine; striking fall foliage; blue berries
Hairy Beard-tongue	<i>Penstemon hirsutus</i>	intermediate	white	June-July	1-3	Deer resistant; easy to grow
Moss Phlox	<i>Phlox subulata</i>	intermediate	white, pink, purple	April-May	2-6"	Ground cover, masses of flowers
May Apple	<i>Podophyllum peltatum</i>	intermediate	white	May	1-2	Ground cover; edible fruit, other parts poisonous
Jacob's Ladder	<i>Polemonium van-bruntiae</i>	intermediate	blue	April-June	1	Attractive flowers; slow spreader; herbal uses
Solomon's-seal	<i>Polygonatum pubescens</i>	intermediate	yellow	April-June	1-3	Easy; blue berries; attractive foliage
Bloodroot	<i>Sanguinaria canadensis</i>	intermediate	white	April-May	6	Ground cover, attractive foliage
Blue-stem Goldenrod	<i>Solidago caesia</i>	very high	yellow	Aug-Oct	1-3	Very hardy; shade loving; not aggressive
Showy Goldenrod	<i>Solidago speciosa</i>	very high	yellow	Aug-Oct	2-6	Showy flowers; not aggressive
Foamflower	<i>Tiarella cordifolia</i>	intermediate	white	April-June	1-2	Attractive, long-blooming flower
Trillium	<i>Trillium grandiflorum</i>	intermediate	white	May-June	1	Showy flowers
Iron Weed	<i>Vernonia noveboracensis</i>	high	purple	Sept-Oct	4-6	Attracts pollinators; showy flowers
Violet	<i>Viola sororia</i>	high	violet	April-May	8	Edible flowers; food plant for Fritillary caterpillar
Golden Alexanders	<i>Zizia aurea</i>	high	gold	April-June	1-2	Showy flowers; attractive foliage

Grasses

Big Bluestem	<i>Andropogon gerardii</i>	June-Sept	high	☀️	3-5	☀️	Clumps; attractive; winter interest
Purple Lovegrass	<i>Eragrostis spectabilis</i>	Aug-Sept	intermediate	☀️	1	☀️	Delicate purple seed heads
Little Bluestem	<i>Schizachyrium scoparium</i>	July -Sept	high	☀️	2-4	☀️	Clumps; tolerates poor soil; winter interest
Switchgrass	<i>Panicum virgatum</i>	Aug-Sept	high	☀️	4-7	☀️	Skipper caterpillar
Indian Grass	<i>Sorghastrum nutans</i>	Aug-Sept	intermediate	☀️	2-9	☀️	Bird food and shelter; grows in most soils

LED Practical Guide



The light-emitting diode (LED) is transforming the way we light our cities and towns, offering a once-in-a-lifetime chance to radically improve how we use energy and our outdoor spaces at night. With this opportunity comes an obligation to manage these changes responsibly and sustainably. The stakes are high and the potential rewards great, but outcomes depend critically on policymakers and the public having access to reliable information. IDA developed this document to provide planners, lighting designers and public officials an overview of the most important aspects of LED lighting and the choices and challenges involved in its municipal implementation.

What is LED?

LEDs use solid-state technology to convert electricity into light. Put simply, LEDs are very small light bulbs that fit into an electrical circuit. Unlike traditional incandescent bulbs, they don't have a filament that burns out and they don't get very warm. Initially, LEDs only emitted red, yellow, or green light, but now white LEDs are widely available. Early LEDs were also energy-inefficient and emitted relatively little light, but due to technological advances LED efficiency and light output have doubled about every three years. Because of their improved quality and falling prices, LEDs are now replacing conventional high-intensity discharge (HID) lamp types for outdoor lighting in communities around the world.

Why Adopt This Technology?

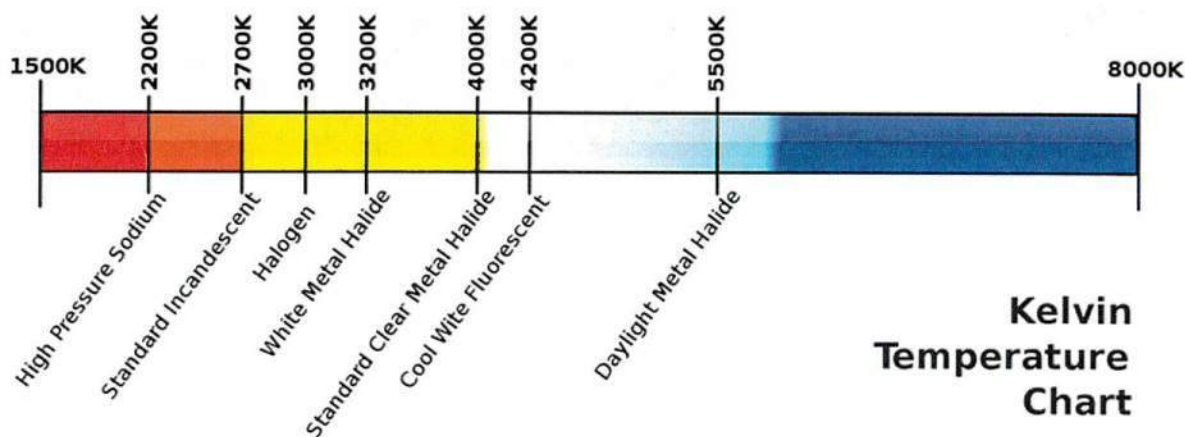
The improved energy efficiency of LEDs means that, coupled with modern luminaire design, these lights allow for lower illumination levels without compromising safety. LEDs help lower carbon emissions by reducing the demand for electricity, which is still largely generated by burning fossil fuels. Another LED benefit is better control over the color content of light. Manufacturers now produce LEDs with "warm" color qualities at high energy efficiency, rendering old arguments about the perceived inefficiency of warm white LEDs moot. These same LED options also provide accurate color rendition without emitting excessive amounts of potentially harmful blue light (see below).

Relative to other outdoor lamps, LEDs are thought to be extremely long-lived. When switched on, LEDs are instantly at full brightness, unlike HID lamps that have a significant time delay to begin emitting light. LEDs also have very low minimum electricity thresholds to produce light, meaning they can be dimmed to much lower illumination levels when less light is needed and resulting in further energy savings.

Blue Light Is Bad

New technical capabilities often come with unanticipated challenges. Most white LED lighting has significant levels of potentially harmful blue light. IDA published a report in 2010 detailing the known and suspected hazards of blue-rich white light sources.[i] In the years since, scientific evidence has coalesced around its conclusions. Blue-rich white light sources are known to increase glare and compromise human vision, especially in the aging eye.[ii],[iii] These lights create potential road safety problems for motorists and pedestrians alike. In natural settings, blue light at night has been shown to adversely affect wildlife behavior and reproduction.[iv],[v] This particularly true in cities, which are often stopover points for migratory species such as birds.

Concerns about blue light reach far beyond biology. Outdoor lighting with strong blue content is likely to worsen skyglow because it has a significantly larger geographic reach than lighting consisting of less blue. According to the 2016 “New World Atlas of Artificial Night Sky Brightness” street lighting and outdoor lighting retrofits using 4000-kelvin white LED lamps could result in a factor of 2.5 increase in light pollution.[vi] Given that the rate of increase of lighting as seen from Earth orbit is about 2 percent per year,[vii] it is all the more important to address this problem.



The promise of cheaper outdoor lighting based on electricity and maintenance savings from LED conversion should be weighed against other factors, such as the blue light content of white LEDs. Blue-rich white LEDs are among the most efficient light sources in terms of the conversion of electricity to light, and therefore have the lowest electricity cost to produce a given amount of light compared to “warmer,” less efficient white LED lamps. At the same time, we should make every effort to diminish or eliminate blue light emission and exposure after dark.

Product Selection Considerations

Choosing LED products for outdoor lighting applications involves a series of considerations and tradeoffs. These include:

- **Luminous Efficiency** (Watts-to-lumens): How much light is produced per input Watt of electricity? More importantly, how many lumens from the light source are meeting the task (“Fixture Lumens” vs. “Lamp Lumens”)
- **Lumen Output**: How much light is produced relative to the amount required for a particular task? When replacing existing fixtures, it is important to use the only level of illumination needed, and not to adopt unneeded increases in brightness.
- **Correlated Color Temperature** (CCT): Does the light have a “warm” or “cool” quality?

- **Color Rendering Index (CRI):** How accurately does the light render colors to the human eye? A high CRI is not needed for all situations. The need for good color rendition should be considered relative to the lighting application in question.
- **Adaptive Control Integration:** Does the lighting make use of adaptive controls such as dimmers, timers, and/or motion sensors? These controls are the wave of the future in outdoor lighting and achieve additional energy savings, improve light source efficacy and increase visual task performance. It is important to build in the ability to make use of adaptive controls during the adoption of designs for new lighting installations, even if they will not immediately be implemented.
- **Heat Mitigation:** Is the lamp housing designed to adequately dissipate heat? Because LED efficiency decreases with rising operating temperature, controlling heat emitted by LED lamps is critical in warm climates.
- **Lumen Depreciation:** How robust is the lamp against efficacy loss over time? Manufacturers typically quote “L70,” the expected use time until a bulb reaches 70% of its initial light output.

Closely related to all these factors is expense: How much will LED replacement solutions cost? The price of commercial LED lighting products continues to drop, and capital cost recovery times for new LED street light installations, once 10 years or more, are now typically less than two years and continue to decline. As barriers to implementation fall, LED is gaining momentum as the lighting technology of choice in both new outdoor installations and existing replace-on-failure installations. Already many white LED options are available on the outdoor lighting market and that number will only rise in the future.

IDA Recommends

IDA has developed a set of recommendations for those choosing lighting systems. These suggestions will aid in the selection of lighting that is energy and cost efficient, yet ensures safety and security, protects wildlife, and promotes the goal of dark night skies. These include:

- **Always choose fully shielded fixtures** that emit no light upward.
- **Use “warm-white” or filtered LEDs**(CCT \leq 3000 K; S/P ratio \leq 1.2) to minimize blue light emission.
- **Look for products that are capable of accepting 7-pin controls** that can enable to use of dimmers, timers, motion sensors, and networking.
- **Consider dimming or turning off lights during overnight hours.**
- **Avoid the temptation to over-light** because of the higher luminous efficiency of LEDs.
- **Only light the exact space and in the amount required for particular tasks.**
- **Select fixtures that have aftermarket shields available** if light trespass is an issue in some lighting situations.
- **Give the community a chance to have a say** in what they will be living with for a generation, with test installations for soliciting public input and feedback.

References

- [i] “Visibility, Environmental, and Astronomical Issues Associated with Blue-Rich White Outdoor Lighting” (PDF: <http://bit.ly/2gKiEfN>)
- [ii] Lin, Y., Liu, Y., Sun, Y., Zhu, X., Lai, J., & Heynderickx, I. (2014). Model predicting discomfort glare caused by LED road lights. *Optics Express*, 22(15), 18056. <https://doi.org/10.1364/oe.22.018056>
- [iii] Sweater-Hickcox, K., Narendran, N., Bullough, J., & Freyssinier, J. (2013). Effect of different coloured luminous surrounds on LED discomfort glare perception. *Lighting Research & Technology*, 45(4), 464–475. <https://doi.org/10.1177/1477153512474450>

- [iv] Bennie, J., Davies, T. W., Cruse, D., & Gaston, K. J. (2016). Ecological effects of artificial light at night on wild plants. *Journal of Ecology*, 104(3), 611–620. <https://doi.org/10.1111/1365-2745.12551>
- [v] Hori, M., & Suzuki, A. (2017). Lethal effect of blue light on strawberry leaf beetle, *Galerucella grisescens* (Coleoptera: Chrysomelidae). *Scientific Reports*, 7(1). <https://doi.org/10.1038/s41598-017-03017-z>
- [vi] Falchi, F., Cinzano, P., Duriscoe, D., Kyba, C. C. M., Elvidge, C. D., Baugh, K., Portnov, B. A., Rybnikova, N. A., & Furgoni, R. (2016). The new world atlas of artificial night sky brightness. *Science Advances*, 2(6), e1600377. <https://doi.org/10.1126/sciadv.1600377>
- [vii] Kyba, C. C. M., Kuester, T., Sánchez de Miguel, A., Baugh, K., Jechow, A., Hölker, F., Bennie, J., Elvidge, C. D., Gaston, K. J., & Guanter, L. (2017). Artificially lit surface of Earth at night increasing in radiance and extent. *Science Advances*, 3(11), e1701528. <https://doi.org/10.1126/sciadv.1701528>

Accessed from <https://www.darksky.org/our-work/lighting/lighting-for-citizens/led-guide/> on February 15, 2022.

Outdoor Lighting Basics

Modern society requires outdoor lighting for a variety of needs, including safety and commerce. IDA recognizes this but advocates that any required lighting be used wisely. To minimize the harmful effects of light pollution, lighting should

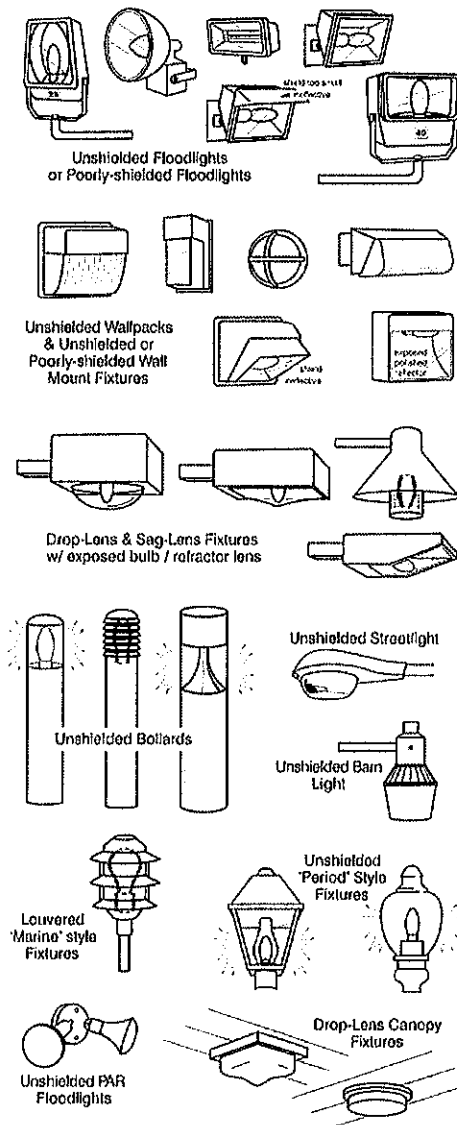
- Only be on when needed
- Only light the area that needs it
- Be no brighter than necessary
- Minimize blue light emissions
- Be fully shielded (pointing downward)

The illustration below provides an easy visual guide to understand the differences between unacceptable, unshielded light fixtures and those fully shielded fixtures that minimize skyglow, glare and light trespass.

Examples of Acceptable / Unacceptable Lighting Fixtures

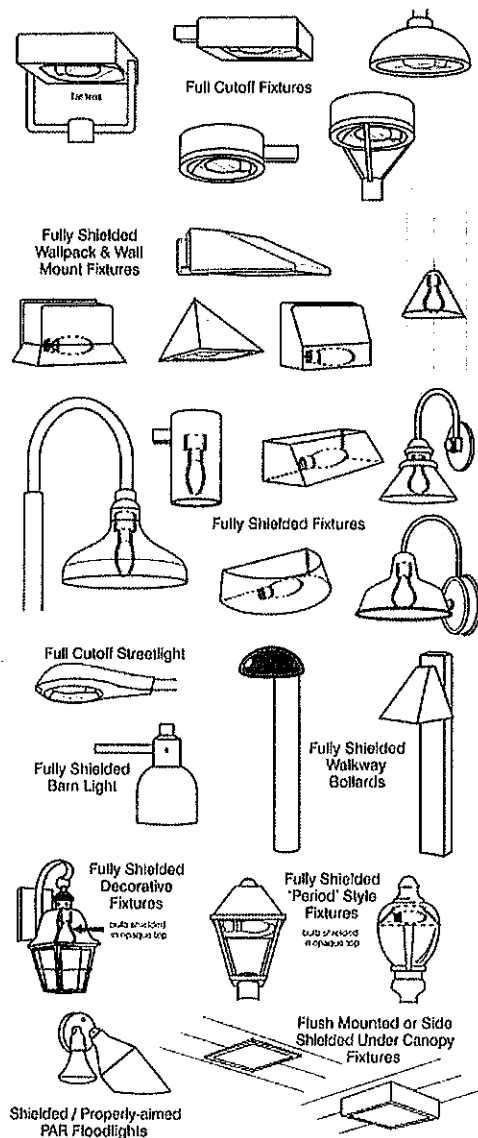
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crain © 2005. Rendered for the Town of Southampton, NY. Used with permission.

Types of Light

Most people are familiar with incandescent or compact fluorescent bulbs for indoor lighting, but outdoor lighting usually makes use of different, more industrial, sources of light. Common light sources include low-pressure sodium ("LPS"), high-pressure sodium ("HPS"), metal halide and light emitting diodes ("LEDs").

LPS is very energy efficient but emits only a narrow spectrum of pumpkin-colored light that some find to be undesirable. Yet, LPS is an excellent choice for lighting near astronomical observatories and in some environmentally sensitive areas.

HPS is commonly used for street lighting in many cities. Although it still emits an orange-colored light, its coloring is more "true to life" than that of LPS.

In areas where it's necessary to use white light, two common choices are metal halide and LEDs. One of the advantages of LED lighting is that it can be dimmed. Thus, instead of always lighting an empty street or parking lot at full brightness, LEDs can be turned down, or even off, when they aren't needed and then brought back to full brightness as necessary. This feature both saves on energy and reduces light pollution during the night.

Because of their reported long life and energy efficiency, LEDs are rapidly coming into widespread use, replacing the existing lighting in many cities. However, there are important issues to consider when making such a conversion. See our LED Practical Guide for more information.

Color Matters

As the illustration above, it is crucial to have fully shielded lighting, but we now know that the color of light is also very important. Both LED and metal halide fixtures contain large amounts of blue light in their spectrum. Because blue light brightens the night sky more than any other color of light, it's important to minimize the amount emitted. Exposure to blue light at night has also been shown to harm human health and endanger wildlife. IDA recommends using lighting that has a color temperature of no more than 3000 Kelvins.

Lighting with lower color temperatures has less blue in its spectrum and is referred to as being "warm." Higher color temperature sources of light are rich in blue light. IDA recommends that only warm light sources be used for outdoor lighting. This includes LPS, HPS and low-color-temperature LEDs. In some areas, the white light of even a low-color-temperature LED can be a threat to the local nighttime environment. In those cases, LPS or narrow-spectrum LEDs are preferred choices.

Finding What You Need

IDA doesn't sell dark sky friendly lighting, but our Fixture Seal of Approval program makes it easy for you to find the right products. The FSA program certifies dark sky friendly outdoor lighting – these are fixtures that are fully shielded and have low color temperature. Search our database and then check with your local retailer.

Accessed from <https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/> on February 15, 2022.

ORANGE COUNTY DEPARTMENT OF HEALTH

Project Name Sheffield Gardens Municipality T. Montgomery
Realty Subdivision
Date of mailing by Municipal Planning Board September 23, 2022

Date of receipt by Orange County Department of Health September 29, 2022

Addendum to the Lead Agency Consent Form and/ or Department of Health comments/ recommendations on the project referenced above

- ☒ Let this correspondence serve as notice that the Orange County Department of Health (OCHD) does not wish to contest the Lead agency designation as proposed on the attached "Notice of Establishment of a Lead Agency".

While not petitioning for the role of Lead Agency in the State Environmental Quality Review (SEQRA) of the subject application, the Orange County Department of Health, as a listed Involved Agency under the provisions of SEQRA, offers the following guidance to be considered by the Lead Agency in the preliminary review of the application. Please note that the following checked items are based on a cursory review of the documentation provided at the time lead agency status was being determined. Our office reserves the right to review items, currently unchecked, based on any new information, any changes to the project, or any other unforeseen circumstances:

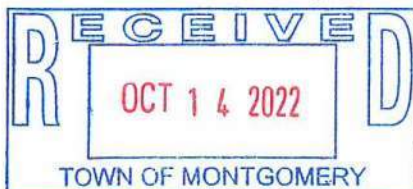
PROPOSED REALTY SUBDIVISIONS- 5 lots or more, each under 5 acres in area

- ☒ A set of plans should be submitted to the OCHD for selection of test well locations once the Planning Board has substantially accepted the lot layout. Plans must include lot layout, proposed well and sewage disposal system locations, topography, roads, all potential environmental concerns, etc.
- ☐ If proposed subdivision is to be served by an on-site public water supply, plans for the proposed well (s) will need approval from the NYSDOH and/ or OCHD. Approval of the water taking may be required from the NYSDEC.

PROPOSED SITE PLANS - Where an on-site groundwater (well) supply is proposed

- ☒ Where an application could potentially or ultimately result in the establishment of a regulated public water supply:
- ☒ Community water supply (CWS), e.g. subdivision
- ☐ Non-transient non-community (NTNC) water supply, e.g. an office or warehouse
- ☐ Non-community (NCWS) water supply, e.g. a food service establishment, municipal park or camp
- ☐ Temporary residence (TR), e.g. hotel/ motel

A plan should be submitted to the OCHD that provides the proposed well location once the Planning Board has substantially accepted the site layout. Plan must include site layout, proposed well and sewage disposal system locations, topography, roads, all potential environmental concerns, etc. This applies to all applications where the project will be served by on-site well(s).



BACKFLOW PREVENTION DEVICE (BFPD) - Domestic/ fire/ irrigation system

- ☒ When an application involves the interconnection of a proposed facility to an existing, regulated municipal or private water distribution system, an appropriate backflow prevention device shall be installed on the fire suppression line (sprinklers) and/ or domestic service lines to protect the existing water system from any potential hazards due to an unwanted cross-connection. Plans for the BFPD must be reviewed and approved by the OCHD.

PROPOSED WATER MAIN EXTENSIONS

- ☐ May require NYSDEC approval for water district expansion if proposed service area is outside existing district boundaries
- ☐ Water main extension will require OCHD review/ approval
- ☐ If a water service lateral is to tap an existing water main and is intended to provide water supply to more than one structure or to one structure together with one or more fire hydrants in the parking area or around the perimeter of the proposed structure, the service line will be treated as a private water main and will require review/ approval by the OCHD.

PROPOSED WATER DISTRIBUTION SYSTEM MODIFICATIONS

- ☒ All water distribution system improvements, e.g. water storage tanks, pump stations, treatment facilities and water main replacements

OTHER

- ☐ _____
- _____
- ☐ _____
- _____

*** Design checklists are available on the Orange County website ([Orangetygov.com-Environmental Health](http://Orangetygov.com-EnvironmentalHealth) page) for Subdivisions, Water System Improvements, Sewage Disposal System, Backflow Prevention Device installations. Applicant should consult with the OCHD at the early stages of the application to identify aspects of the project subject to OCHD involvement. If there are any questions regarding our offices potential involvement in this project, please feel free to contact our office at 845-291-2331 or as noted below.

Signed by

Lee Bergus PE.

Printed

Lee Bergus

Title

SR Public Health Engineer

Date

October 7, 2022

Phone/email

845- 291- 2331



Department of Transportation

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

LANCE MacMILLAN, P.E.
Regional Director

October 24, 2022

Suzanne Hadden, Secretary
Town of Montgomery Planning Board
Town Hall – 110 Bracken Road
Montgomery, NY 12549

**Re: NYSDOT SEQRA# 22-218
New York State Route 17K, Town of Montgomery,
Orange County, Tax Map# 29-1-5.1 through 29-1-5.5**

Dear Ms. Hadden:

The Site Plan and Full Environmental Assessment Form for the subject proposal have been received on September 30, 2022, along with the request from the Town of Montgomery Planning Board declaring its intent to act as Lead Agency to conduct all necessary review under SEQRA. The New York State Department of Transportation (NYSDOT) consents to the Town of Montgomery Planning Board serving as Lead Agency for SEQRA review of the referenced proposal.

The project has been designated a major Commercial development based on the project scopes and its size. Therefore, Highway Work Permit (HWP) will be required as part of the proposed action. Please advise the applicant to submit a **PERM 33-COM** for issuance of an HWP. The PERM 33-COM form combines a three-stage application with an interactive checklist and aids in determining what studies may be required. PERM 33-COM Application can be accessed at www.dot.ny.gov/permits.

A Permit Agreement for highway work permits design review (**PERM 51**) may be required for this project. In that case, the PERM 51 form must be completed by the applicant and a check for \$2,000 should be made payable to the New York State Department of Transportation. The Application No. and PIN will be filled in by the Regional Traffic Engineering & Safety Group.

The applicant should be aware that the \$2,000 fee referenced thereon shall be the minimum cost for the Department's review time and is non-refundable. Hereafter, all Department employees assigned the responsibility of reviewing any documents, plans, maps, etc., which are directly related to the subject proposal, shall charge their review time and the applicant will then be billed periodically by the Department for the actual cost of the review and related processing. Such billings which exceed the minimum \$2,000 initial fee must be paid immediately upon receipt. Otherwise, the Highway Work Permit shall not be issued, or shall be revoked.

After the applicant's response, a Project Identification Number (PIN) will be generated, and submissions will be accepted for review. The following documents will be required to initiate a review process:

- One set of Site Plans showing proposed access and Highway Improvement plans if applicable (Both hard copy and electronic copy in PDF format)
- Traffic Impact Study or TIS (Both hard copy and electronic copy in PDF format)

- Drainage Shell/SWPPP (electronic copy only in PDF format) and
- Actual files of Synchro Analysis of affected intersections if necessary.

Once the PIN is established, the applicant may submit the above-listed documents to the following:

Regional Permit Coordinator
NYS Department of Transportation
4 Burnett Blvd.
Poughkeepsie, NY 12603

Detailed comments will follow more advanced submissions. Please note, in addition to the hard copy, all future submissions must include electronic copies (in PDF Format) on CD, DVD, or thumb drive.

Sincerely,



Zakia R. Alam
Assistant Engineer

cc: Zachariah Siby, Residency 8-4
Town of Montgomery Planning Board
MILR, LLC

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, NY 12561-1620

P: (845) 256-3054 | F: (845) 255-4659

www.dec.ny.gov



**Department of
Environmental
Conservation**

October 24, 2022

VIA EMAIL

Town of Montgomery Planning Board

Suzanne Hadden

Secretary

shadden@townofmontgomery.com

Re: SHEFFIELD GARDENS

Town of Montgomery, Orange County

DEC ID: 3-3342-00432/00001

SEQR Lead Agency Response

Dear Town of Montgomery Planning Board,

The Department of Environmental Conservation (DEC or Department) received your State Environmental Quality Review Act (SEQR) Lead Agency Coordination on September 30th, 2022. The proposal involves the subdivision of the existing parcels into 3 lots total. Development for each of the lots include 3 residential buildings totaling 261 residential units, an approximately 3,300 square-foot bank, an approximately 24,000 square-foot retail building, and associated site improvements. The project site is located at 1127 St Rte 17K (Tax Parcels 29-1-5.1, 5.2, 5.3, 5.4, 5.5) in Montgomery. The Department has no objection to the Town of Montgomery Planning Board serving as lead agency for this project. Based on our review of the submitted materials, including the EAF and associated site plans, we offer the following comments:

PROTECTION OF WATERS STREAM DISTURBANCE

The following stream is located within or near the site you indicated:

<u>Name</u>	<u>Class</u>	<u>DEC Water Index Number</u>	<u>Status</u>
Tribs. of Wallkill River	C	H-139-13-36 and trib.	Non-protected

A permit is not required to disturb the bed or banks of “non-protected” streams.

If a permit is not required, please note, however, you are still responsible for ensuring that work shall not pollute any stream or waterbody. Care shall be taken to stabilize any disturbed areas promptly after construction, and all necessary precautions shall be taken to prevent contamination of the stream or waterbody by silt, sediment, fuels, solvents, lubricants, or any other pollutant associated with the project.



**Department of
Environmental
Conservation**

FRESHWATER WETLANDS

Your project/site is near or in Freshwater Wetland WD-29, (Class II). Mapped boundaries are approximate and a delineation and validation by DEC staff is required to determine the final boundary. Be aware that a Freshwater Wetlands permit is required for any physical disturbance within these boundaries or within the 100-foot adjacent area. To have the boundary delineated, please contact Mike Fraatz of the Bureau of Ecosystem Health at (845)256-3057 or michael.fraatz@dec.ny.gov.

WATER QUALITY CERTIFICATION

If the US Army Corps of Engineers requires a permit pursuant to Section 404 of the Clean Water Act for the discharge to fill in Waters of the U.S., then a Section 401 Water Quality Certification (WQC) will be required. Issuance of these certifications is delegated in New York State to DEC. If the project qualifies for a Nationwide Permit, it may be eligible for coverage under a DEC Blanket WQC. Coverage under a Blanket requires compliance with all conditions for the corresponding Nationwide Permit. For more information and to view the DEC Blanket WQCs, please visit <https://www.dec.ny.gov/permits/6546.html>. A determination on Corps jurisdiction and Nationwide Permit eligibility is likely necessary for a DEC jurisdictional determination.

STATE-LISTED SPECIES

DEC has reviewed the State's Natural Heritage records. We have determined that the site is located within or near record(s) of the following state-listed species:

Name	Status
<u>Bald Eagle (<i>Haliaeetus leucocephalus</i>)</u>	<u>Threatened</u>

A permit is required for the incidental taking of any species listed as "endangered" or "threatened", which can include removal of habitat. Bald Eagles nests have been documented in proximity to the project location. The acceptable work window that would not result in any impacts to breeding eagles in the area would be October 1st to December 31st. Blasting, rock removal and pile driving can have impacts on noise levels in the area above ambient conditions. For work proposed outside of this window, additional information is needed including when construction activities are proposed to take place, the duration of those activities, what equipment would be used, noise levels from construction and operational activities as compared to ambient noise levels. If project related impacts cannot be fully avoided or minimized, a permit for incidental take may be needed. The information on eagle nest locations represents our current knowledge of these resources, new eagle nests could be documented with each breeding season and would at that point, need to be addressed as well. In the absence of current survey data for the project, it is best to check in each year to see if any new nests have been established. Please contact the NYSDEC Bureau of Wildlife for more information at Wildlife.r3@dec.ny.gov.

The absence of data does not necessarily mean that other rare or state-listed species, natural communities or significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and

the conditions at the project site, further information from on-site surveys or other sources may be required to fully assess impacts on biological resources.

FEMA FLOODPLAIN

The project site is located within a Federal Emergency Management Agency (FEMA) floodplain. The municipality will determine if any additional jurisdictions are applicable to the proposal.

WATER WITHDRAWAL

According to the EAF, the project proposes the installation of new wells in order to serve the site. An Article 15 Water Withdrawal permit may be required to undertake activities pursuant to 6 NYCRR Part 601.6, such as the construction, operation and maintenance of a water withdrawal system. Please be aware that wells with the capacity to withdraw more than 100,000 gallons per day require a Water Withdrawal permit. Please note that the threshold volume of 100,000 gallons per day is determined by the limiting maximum capacity of the water withdrawal system, and not the demand of the system (6 NYCRR Part 601.6c). For more information, please visit the DEC website at <https://www.dec.ny.gov/lands/55509.html>. For any technical questions regarding water withdrawal, please contact the DEC Division of Water at (914) 428-2505 or dow.r3@dec.ny.gov.

STATE POLLUTANT DISCHARGE ELIMINATION SYSTEM (SPDES) STORMWATER

If the overall project will disturb over one acre of land, the project sponsor must obtain coverage under the current SPDES General Permit for Stormwater Discharge from Construction Activity (GP-0-20-001), and a Stormwater Pollution Prevention Plan (SWPPP) must be developed which conforms to requirements of the General Permit. Authorization for coverage under this SPDES General Permit is not granted until the Department issues all other necessary DEC permits.

As the site is within a Municipal Separate Storm Sewer System (MS4) community, the SWPPP must be reviewed and accepted by the municipality, and the MS4 Acceptance Form submitted with the SWPPP and the application for coverage, in accordance with the application instructions.

SPDES WASTEWATER

The proposal includes an onsite sewer treatment plant with discharge to NYSDEC Class C stream 855.5-146 Please note, discharges of wastewater to surface waters of NYS are regulated under Article 17 of the Environmental Conservation Law and SPDES permit will be required. For more information and instructions on how to apply for this permit, please visit the DEC website at <http://www.dec.ny.gov/permits/6054.html>.

OTHER

Other permits from this Department or other agencies may be required for projects conducted on this property now or in the future. Also, regulations applicable to the location subject to this determination occasionally are revised and you should, therefore, verify the need for permits if your project is delayed or postponed. This determination regarding the need for permits will remain effective for a maximum of one year unless you are otherwise notified. More information about DEC permits may be found at our website,

October 24, 2022

www.dec.ny.gov, under "Regulatory" then "Permits and Licenses." Application forms may be downloaded at <http://www.dec.ny.gov/permits/6081.html>.

Please feel free to contact this office if you have questions regarding the above information. Thank you.

Sincerely,

Glennys Romero Medina
Division of Environmental Permits
Region 3, Telephone No. (845)256-2250
Glennys.RomeroMedina@dec.ny.gov

ecc: Mike Fraatz, NYSDEC Bureau of Ecosystem Health
MILR LLC, Applicant
Engineering & Surveying Properties, Project Contact



VALLEY CENTRAL SCHOOL DISTRICT

ADMINISTRATION OFFICES
944 STATE ROUTE 17K
MONTGOMERY, NY 12549.2240
TELEPHONE: (845) 457-2400 Ext. 18122
FAX: (845) 457-4254
Brad.Conklin@vcsdny.org
www.vcsd.k12.ny.us

SCHOOL BUSINESS OFFICIAL
DEPUTY DISTRICT CLERK

BRAD CONKLIN

December 2, 2022

VIA EMAIL AND US MAIL

shadden@townofmontgomery.com

Sue Hadden
Planning Board Clerk
110 Bracken Road
Montgomery, NY 12589

Re: SHEFFIELD GARDENS

Dear Ms. Hadden,

The Valley Central School District is in receipt of the Notice of Public Scoping Session. The District's property is contiguous to the proposed project and respectfully submits the following comments:

1. The District requests that there is consideration of the applicant conducting a full school impact study, with input from the District.
2. The District requests that consideration is given for a six foot tall fence to be installed at the applicant's expense to clearly delineate the proper boundary between the parcels.
3. The District requests that consideration is given for a means of a second egress from District property that could be used in the event of an emergency.
4. The District requests that there is consideration of safe space near the entrance of the property along Route 17K to accommodate children that need to wait for a school bus.
5. The District requests that sidewalks are installed at the applicant's expense to accommodate children that need to walk to the Valley Central High School or Middle School.

Sincerely,

A handwritten signature in blue ink, appearing to be "BC", is written over a faint, larger signature.

Brad Conklin, School Business Official

Cc: Michael Bellarosa, Superintendent of Schools
Board of Education



www.townofmontgomery.com
Fax (845) 457-2760

TOWN OF MONTGOMERY

110 BRACKEN ROAD
MONTGOMERY, NEW YORK 12549

Building	(845) 457-2640	Planning	(845) 457-2643
Engineering	(845) 457-2642	Zoning	(845) 457-2644

TO: Neighbors and Interested Parties

RE: Sheffield Gardens – NYS Route 17K

Date: May 08, 2023

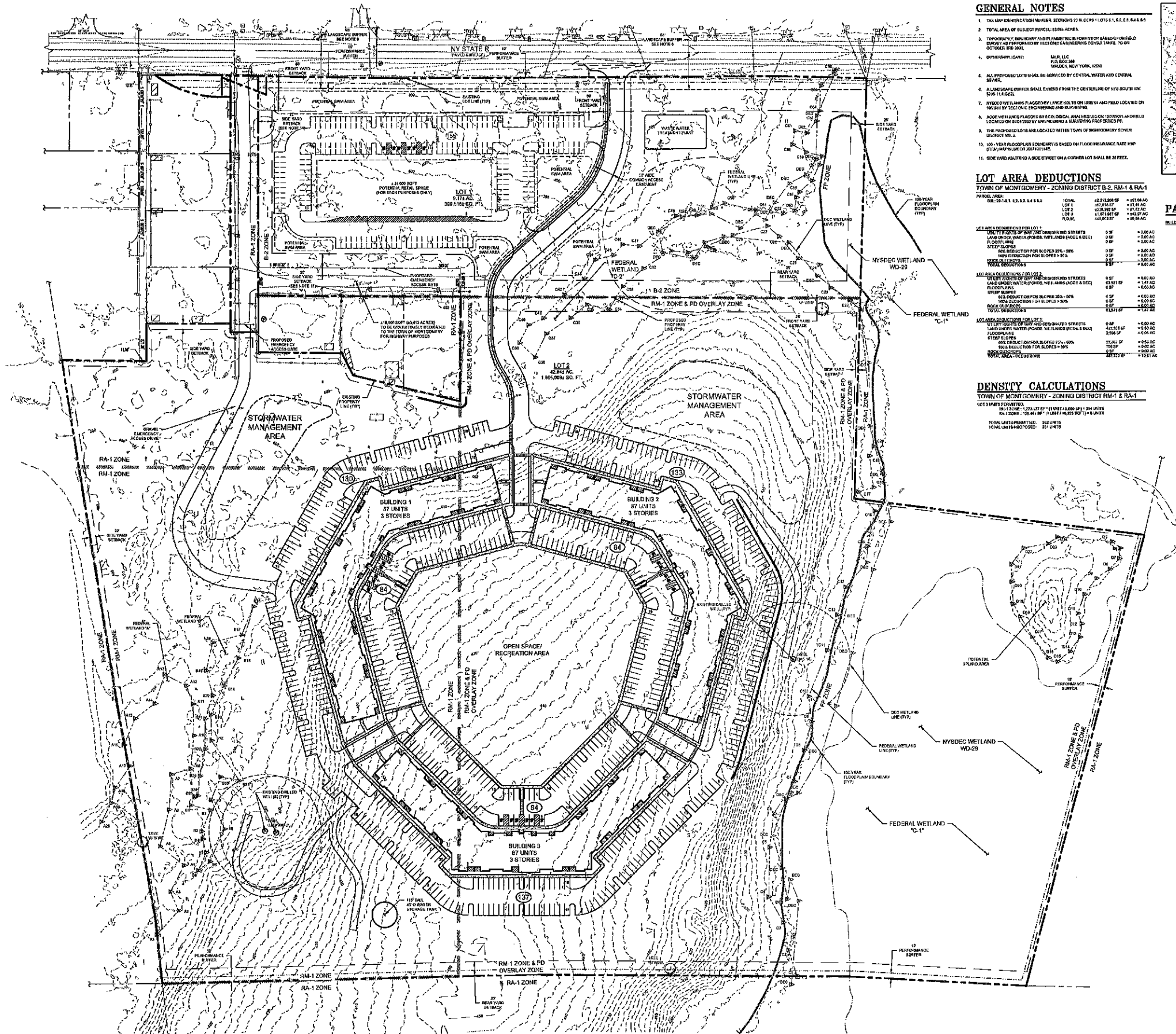
The Planning Board approved the final Scope for the Draft Environmental Impact Statement (DEIS) in December 2022. Recently, the applicant has proposed changes to the layout. A copy is enclosed. You also can find it at www.townofmontgomery.com, on the planning board webpage.

As this is a different plan than the one we received in 2022, we wanted you to see it and have a chance to comment on it before the applicant performs its studies for the DEIS. If you have any written comments, please submit them to the Planning Board not later than May 26, 2023 at noon. Comments may be sent to Sue Hadden, Planning Board Clerk, 110 Bracken Road, Montgomery, NY or shadden@townofmontgomery.com. Recall that when the DEIS is complete, it will be the subject of a formal public hearing at some future date.

Sincerely yours,

Fred Reichle, Chairman
of the Planning Board

FR/sh
Enc.

[illegible]

TOWN OF MONTGOMERY - ZONING DISTRICT B-2, RM-1 & RA-1
PARCEL AREA:

SUM: 29.14.1, 5.2, 6.3, 5.4 8.5	TOTAL	±2,312,298 SF	±153.68 AC
	LOT 1	±27,016 SF	±1.84 AC
	LOT 2	±270,292 SF	±17.32 AC
	LOT 3	±1,871,887 SF	±149.57 AC
	LOT 4	±41,062 SF	±2.94 AC

PAUL DING USE: SPARTAN CONFERENCE (225 - 12.3)

VOT AREA DESIGNATION FOR LOT 5		
URB/RTS/RTS OF HWY AND DESIGNATED STREETS	0 SF	0.00
LAND UNDER WATER (POND, WETLANDS (ACQ & DEC)	0 SF	0.00
FLOODPLAIN	0 SF	0.00
STEEP SLOPES		
SLOPE REDUCTION FOR SLOPES 25% - 50%	0 SF	0.00
SLOPE REDUCTION FOR SLOPES > 50%	0 SF	0.00
ROCK OUTCROPS	0 SF	0.00
TOTAL DESIGNATIONS	0 SF	0.00

PARKING REQUIREMENT: 2 SPACES PER DWELLING UNIT
REQUIRED SPACES: 261 UNITS * 2 (SPACES/UNIT) = 522 SPACES

LOT AREA DEDUCTIONS FOR LOT 2		
UTILITY RIGHTS OF WAY AND DESIGNATED STREETS	0 SF	= 0.00
LAND UNDER WATER (TOWNS, WELLS AND ACRES & DEC)	1,431 SF	= 1.43
FLOODPLAIN	0 SF	= 0.00
STEEP SLOPES		
60% DEDUCTION FOR SLOPES 25% - 50%	0 SF	= 0.00
100% DEDUCTION FOR SLOPES > 50%	0 SF	= 0.00
ROCKY TOPPINGS	0 SF	= 0.00
TOTAL DEDUCTIONS	1,431 SF	= 1.43

PARANOIA SPACES REQUIRED: R22 SPACES
PARANOIA SPACES PROVIDED: 652 SPACES

UTILITY RIGHTS OF WAY AND DESIGNATED STREETS	0.66	= 0.00
LAND UNDER WATER (POND, WETLANDS (BIOE & DEC)	427.101 SF	= 9.84
FLOODPLAIN	2,966 SF	= 0.06
STEEP SLOPES		
60% REDUCTION FOR SLOPES 75% - 60%	77,267 SF	= 0.81
80% REDUCTION FOR SLOPES > 80%	705 SF	= 0.01
ROCK OUTCROPS	0 SF	= 0.00
TOTAL AREA - REDUCED	488,330 SF	= 10.76

10
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 1

TOWN OF MONTGOMERY - ZONING DISTRICT RM-1 & RA-1

LOT 3 UNITS PERMITTED
 100-120 AC: 1,273,177 SF (1 UNIT / 5,000 SF) = 254 UNITS
 BAL. ZONE: 129,441 SF (1 UNIT / 10,325 SQT) = 12 UNITS
 TOTAL UNITS PERMITTED: 266 UNITS
 TOTAL UNITS PROPOSED: 261 UNITS

TOWN OF MONTGOMERY - ZONING DISTRICT RM-1
PROPOSED USE(S): MULTIPLE DWELLING
(§235 - 6.3 ATTACHMENT A)

MINIMUM REQUIRED	REQUIRED	PROPOSED
LOT AREA	5,000 SF	1,770,895 SF
NET LOT AREA	5,000 SF	1,373,537 SF
LOT WIDTH	80 FEET	1,439.8 FEET
FRONT YARD	25 FEET	1,206.74 FEET
REAR YARD	25 FEET	879.69 FEET
SIDE YARD (ONE OR BOTH)	10 TO 15 FEET	1,184.20 TO 1,534.35 FEET

TOWN OF MONTGOMERY - ZONING DISTRICT RA-1
PROPOSED USE(S): OPEN SPACE
(§236 - 6.3 ATTACHMENT A)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	9,355 SF	± 191,593 SF
NET LOT AREA	9,355 SF	± 159,441 SF
LOT WIDTH	100 FEET	> 100 FEET
FRONT YARD	36 FEET	> 36 FEET
REAR YARD	35 FEET	> 35 FEET
REAR YARD (ONE) LOT	20,160 FEET	> 20,160 FEET

TOWN OF MONTGOMERY - ZONING DISTRICT B-2
PROPOSED USE(S): WASTEWATER TREATMENT PLANT
(5235 - 6.3 ATTACHMENT A)

ADMINISTRATIVE REQUIREMENTS	REQUIRE	LOT 1
LOT AREA	20,000 SF	± 279,816 SF
NET LOT AREA	20,000 SF	± 325,504 SF
LOT WIDTH	150 FEET	± 150 FEET
FRONT YARD	40 FEET	± 65 FEET
REAR YARD	30 FEET	± 10 FEET

[illegible]

DRAWING STATUS		ISSUE DATE	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		SHEET NUMBER	
<input checked="" type="checkbox"/> CONCEPT APPROVAL		1	of 2
<input type="checkbox"/> PLANNING BOARD APPROVAL	N/A	01	N/A
<input type="checkbox"/> ODDER REALITY SUBDIVISION APPROVAL	N/A	01	N/A
<input type="checkbox"/> ODDER WATERWAY ENDEAVOUR APPROVAL	N/A	01	N/A
<input type="checkbox"/> HYDROLOGIC APPROVAL	N/A	01	N/A
<input type="checkbox"/> HYDROLOGIC APPROVAL	N/A	01	N/A
<input type="checkbox"/> OTHER	N/A	01	N/A
<input type="checkbox"/> FOR INFO	N/A	01	N/A
<input type="checkbox"/> FOR CONSTRUCTION	N/A	01	N/A

THIS PLAN SET HAS BEEN ISSUED SPECIFICALLY FOR THE
APPROVAL OF ACTION NOTED ABOVE AND SHALL NOT BE USED
FOR ANY OTHER PURPOSES.
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS
ACCOMpanied BY ALL SECTIONS OF THE DESIGN PLAN SET.

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PROFESSIONAL ENGINEER
IS A VIOLATION OF
SECTION 7269 SUBSECTION
2 OF THE NEW YORK STATE
EDUCATION LAW.

BURIS WHITINGLAW, P.E.
NEW YORK LICENSE # 523,203

60 30 60 120

1 Inch = 60 M.

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MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
PH: (518) 437-2222
WWW.EPAC-NC.COM

SKETCH PLAN

SHEFFIELD GARDENS
NYS ROUTE 17K
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

JOB NO: 102-0301	DRAWN BY: JS
DATE: 04/17/2023	SCALE: 1" = 50'
REVISION:	TAX LOT: VARIOUS

SK-9

Jane Samuelson

From: jfarr@farr-engineering.com
Sent: Friday, August 25, 2023 11:09 AM
To: Jane Samuelson; Steven Gagnon (sgagnon@orangecountygov.com); Sue Hadden; Shawn Arnott
Cc: Ross Winglovitz; Zach Szabo
Subject: RE: Sheffield Gardens - Town of Montgomery NY

Jane,

Looks good to me as long as OCDOH /DEC is good.

Give me heads up when you're going to start.

Thanks

Jim

Jim Farr, P.E.

Town Engineer, Building Inspector and Water Operator

Town of Montgomery

110 Bracken Rd. Montgomery, NY 12549

Cell: 914-474-1980

JFarr@Farr-Engineering.com

"Do What You Love, Love What You Do"

From: Jane Samuelson <Jane@ep-pc.com>

Sent: Thursday, August 24, 2023 4:54 PM

To: Steven Gagnon (sgagnon@orangecountygov.com) <sgagnon@orangecountygov.com>; jfarr@farr-engineering.com; Sue Hadden <shadden@townofmontgomery.com>; Shawn Arnott <sarnott@mhepc.com>

Cc: Ross Winglovitz <Ross@ep-pc.com>; Zach Szabo <Zach@ep-pc.com>

Subject: Sheffield Gardens - Town of Montgomery NY

Hi Steve

Please find the attached Pump Test Protocol for a 72-hour test we are proposing on the existing wells for the Sheffield Gardens project in the Town of Montgomery. We would appreciate your review and comments on the testing plan and methods before we schedule the test. I have copied Town Engineer, Jim Farr, Planning Board Secretary, Sue Hadden, and Planning Board Engineer, Shawn Arnott, on this email so they are aware of our intentions.

Feel free to reach out with any questions,

Best,

Jane

Jane E. Samuelson, PE

Engineering & Surveying Properties, PC

71 Clinton Street

Montgomery, NY 12549
Phone (845) 457-7727
Fax (845) 457-1899
www.EngineeringPropertiesPC.com
jane@ep-pc.com

Jane Samuelson

From: Gagnon, Steven <SGagnon@orangecountygov.com>
Sent: Wednesday, September 13, 2023 5:09 PM
To: Jane Samuelson; Melvin, Stephen
Cc: Bergus, Lee
Subject: RE: [EXTERNAL] Sheffield Gardens - Town of Montgomery NY
Attachments: Part 5 Required Testing - CWS.pdf

Jane,

Thanks for the follow up on this. We find your existing well locations as noted on the "Well Testing Location Plan 50% Increase" plan sheet dated 8/31/23 acceptable.

Please note that the acceptance of the well location is for the Orange County Department of Health only and may still be subject to approvals from other agencies having jurisdiction, such as but not limited to, the NYSDEC, the local municipality, etc. As previously noted the well will be subject to quality and quantity testing. The proposed residential structures will fall under the **CWS** requirements based on population, you will find Part 5 quality requirements attached. Quantity testing has been previously commented on by our office as noted below. Please note that any changes to the site plan may require reapproval of well location if it impacts separation to potential sources of contamination.

Once all testing is completed, an application (DOH-348) will need to be submitted to our office for review and approval of the wells, water lines, and treatment for the newly proposed public water system prior to any additional water improvement construction. The application package will need to include application, plans, engineer's report, specifications, any other supporting documentation, and any applicable review fees.

If you have any questions as you progress through the process, please let us know.

Thanks,

Steve

Steven Gagnon, M.P.H., P.E.
Principal Public Health Engineer



Orange County Department of Health
Environmental Health Division
124 Main St. – 3rd Floor, Goshen, NY 10924
Desk: 845-291-2473 | Office: 845-291-2331 | Fax: 845-291-4078
sgagnon@orangecountygov.com | website: www.orangecountygov.com

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From: Jane Samuelson <Jane@ep-pc.com>
Sent: Thursday, September 07, 2023 11:46 AM
To: Melvin, Stephen <SMelvin@orangecountygov.com>
Cc: Bergus, Lee <LBergus@orangecountygov.com>; Gagnon, Steven <SGagnon@orangecountygov.com>
Subject: RE: [EXTERNAL] Sheffield Gardens - Town of Montgomery NY

Gentlemen

Please find the attached revised well location plan for the Sheffield Gardens project. Since existing Wells #2 & #3 do not have 50' of casing, we have increased those separation distances by 50%.

The following responses are provided to the comments on the proposed Pump Test Protocol.

1. It is noted that quarterly MPA testing will be required for wells #2 and #3 once the system is online and provisions will be made to ensure the future treatment building has adequate space for any future treatment required as a result of the MPA GWUDI testing.
2. The expected pumping rates for wells #2 and #3 are 40 gpm each. It is assumed there is a hydraulic connection between the two wells due to their proximity.
3. The statement in Section 6.4 "No more than one ten-minute break shall be allowed for every six hours of pumping" is a requirement borrowed from the Town of Goshen's Water Testing Protocol.
4. The smaller circle to the right of the 200 foot radius circles for wells #2 and #3 is the proposed water tank location. The bisected circle in the top right between the stormwater management area and the ACOE wetland is a large diameter tree.

Let me know if you have any further questions.

Best,
Jane

Jane E. Samuelson, PE
Engineering & Surveying Properties, PC
Direct Dial (845) 402-6567
jane@ep-pc.com

From: Melvin, Stephen <SMelvin@orangecountygov.com>
Sent: Tuesday, August 29, 2023 4:39 PM
To: Jane Samuelson <Jane@ep-pc.com>
Cc: Bergus, Lee <LBergus@orangecountygov.com>; Gagnon, Steven <SGagnon@orangecountygov.com>
Subject: RE: [EXTERNAL] Sheffield Gardens - Town of Montgomery NY

Good afternoon,

This office has the following comments for the attached, proposed Pump Test Protocol for a 72-hour test:

1. Please be aware that our office will require quarterly MPA testing for wells #2 and #3 once the system is online. Provisions should be made to ensure the future treatment building has adequate space for any future treatment required as a result of the MPA GWUDI testing.
2. Can you clarify the expected pumping rates for wells #2 and #3? Are they expected to pump at 40 gpm each? Is there a hydraulic connection between the two wells that limits the total production of these wells to under 80 gpm?
3. In section 6.4, the following point is included: "No more than one ten-minute break shall be allowed for every six hours of pumping." Please provide a source for this note.
4. On the well testing location plan, please indicate what the smaller circle right of the 200 foot radius circles for wells #2 and #3 is. There is also an unlabeled, bisected circle in the top right between the stormwater management area and the ACOE wetland.

Thank you for reaching out to our office for review of the test plan.



Stephen Melvin
Public Health Engineer

Orange County Department of Health
Environmental Health Division

124 Main St. – 3rd Floor, Goshen, NY 10924
Desk: 845-291-2471 | Office: 845-291-2331
smelvin@orangecountygov.com | website: www.orangecountygov.com

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From: Jane Samuelson <Jane@ep-pc.com>
Sent: Thursday, August 24, 2023 4:54 PM
To: Gagnon, Steven <SGagnon@orangecountygov.com>; jfarr@farr-engineering.com; Sue Hadden <shadden@townofmontgomery.com>; Shawn Arnott <sarnott@mhepc.com>
Cc: Ross Winglovitz <Ross@ep-pc.com>; Zach Szabo <Zach@ep-pc.com>
Subject: [EXTERNAL] Sheffield Gardens - Town of Montgomery NY

Hi Steve

Please find the attached Pump Test Protocol for a 72-hour test we are proposing on the existing wells for the Sheffield Gardens project in the Town of Montgomery. We would appreciate your review and comments on the testing plan and methods before we schedule the test. I have copied Town Engineer, Jim Farr, Planning Board Secretary, Sue Hadden, and Planning Board Engineer, Shawn Arnott, on this email so they are aware of our intentions.

Feel free to reach out with any questions,

Best,

Jane

Jane E. Samuelson, PE
Engineering & Surveying Properties, PC
71 Clinton Street
Montgomery, NY 12549
Phone (845) 457-7727
Fax (845) 457-1899
www.EngineeringPropertiesPC.com
Jane@ep-pc.com

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ENVIRONMENTAL LABORATORY APPROVAL PROGRAM (ELAP) GROUPINGS(GENERAL LIST OF CHEMICAL ANALYSES FOR REFERENCE - REFER TO MONITORING REQUIREMENTS
CHART FOR TESTING SCHEDULE FOR A SPECIFIC WATER SUPPLY)**1. Inorganic Chemicals (IOCs) (MCLs in mg/l)****Drinking Water Metals I**

Arsenic (As) Total (0.01)
 Barium (Ba) Total (2.00)
 Cadmium (Cd) Total (0.005)
 Chromium (Cr) Total (0.10)
 Mercury (Hg) Total (0.002)
 Selenium (Se) Total (0.05)

Drinking Water Metals II

Antimony (Sb) Total (0.006)
 Beryllium (Be) Total (0.004)
 Nickel (Ni) Total (0.1)
 Thallium (Tl) Total (0.002)

Drinking Water Non-Metals

Cyanide (CN) (0.2)
 Sulfate (as SO₄) (250.0)
 Fluoride (2.2)

Group I Inorganics = Drinking Water Metals I + Fluoride**Group II Inorganics = Drinking Water Metals II + Sulfate & Cyanide****2. Volatile Organic Chemicals (VOCs) = EPA Methods 502.1 & 503.1 or 502.2 or equivalent****Principal Organic Chemicals (MCL = 0.005 mg/l) & Vinyl Chloride (MCL = 0.002 mg/l)****Volatile Halocarbons**

bromochloromethane
 bromomethane
 carbon tetrachloride
 chloroethane
 chloromethane
 dibromomethane
 dichlorodifluoromethane
 1,1-dichloroethane
 1,2-dichloroethane
 1,1-dichloroethene
 cis-1,2-dichloroethene
 trans-1,2-dichloroethene
 1,2-dichloropropane
 1,3-dichloropropane
 2,2-dichloropropane
 1,1-dichloropropene
 cis-1,3-dichloropropene
 trans-1,3-dichloropropene
 methylene chloride
 1,1,1,2-tetrachloroethane
 1,1,2,2-tetrachloroethane
 tetrachloroethene
 1,1,1-trichloroethane
 1,1,2-trichloroethane
 trichloroethene
 trichlorofluoromethane
 1,2,3-trichloropropane
 Vinyl chloride

Volatile Aromatics

benzene
 bromobenzene
 n-butylbenzene
 sec-butylbenzene
 tert-butylbenzene
 chlorobenzene
 2-chlorotoluene
 4-chlorotoluene
 1,2-dichlorobenzene
 1,3-dichlorobenzene
 1,4-dichlorobenzene
 ethylbenzene
 hexachlorobutadiene
 isopropylbenzene
 p-isopropyltoluene
 n-propylbenzene
 styrene
 toluene
 1,2,3-trichlorobenzene
 1,2,4-trichlorobenzene
 1,2,4-trimethylbenzene
 1,3,5-trimethylbenzene
 m-xylene
 o-xylene
 p-xylene
 MTBE (0.01)

3. Synthetic Organic Chemicals (SOCs) (Pesticides) (MCL in mg/l)**Organohalide Pesticides**

Alachlor	(0.002)
Aldrin	(0.005)
Atrazine	(0.003)
Chlordane, Total	(0.002)
Dieldrin	(0.005)
Endrin	(0.002)
Heptachlor	(0.0004)
Heptachlor epoxide	(0.0002)
Lindane	(0.0002)
Methoxychlor	(0.04)
Metolachlor	(0.05)
Metribuzin	(0.05)
Simazine	(0.004)
Toxaphene	(0.003)

Chlorinated Acids

2,4-D	(0.05)
Dalapon	(0.05)
Dicamba	(0.05)
Dinoseb	(0.007)
Pentachlorophenol	(0.001)
Picloram	(0.05)
2,4,5-TP(Silvex)	(0.01)

Microextractables

1,2-dibromoethane (EDB)	(0.00005)
1,2-dibromo-3-chloropropane (DBCP)	(0.0002)

Methylcarbamate Pesticides

Aldicarb	(0.003)
Aldicarb Sulfone	(0.002)
Aldicarb Sulfoxide	(0.004)
Carbaryl	(0.05)
Carbofuran	(0.04)
3-Hydroxy Carbofuran	(0.05)
Methomyl	(0.05)
Oxamyl	(0.05)

Miscellaneous

Benzo (a) pyrene	(0.0002)
Butachlor	(0.05)
Di(2-ethylhexyl)adipate	(0.05)
Di(2-ethylhexyl)phthalate	(0.006)
2,3,7,8-Tetrachlorodibenzo-p-dioxin	(3E-8)
Diquat	(0.02)
Endothall	(0.05)
Glyphosate	(0.05)
Hexachlorobenzene	(0.001)
Hexachlorocyclopentadiene	(0.005)
PCB, Total	
(as decachlorobiphenyl)	(0.0005)
Propachlor	(0.05)

Per- and Polyfluoroalkyl Substances (PFAS)

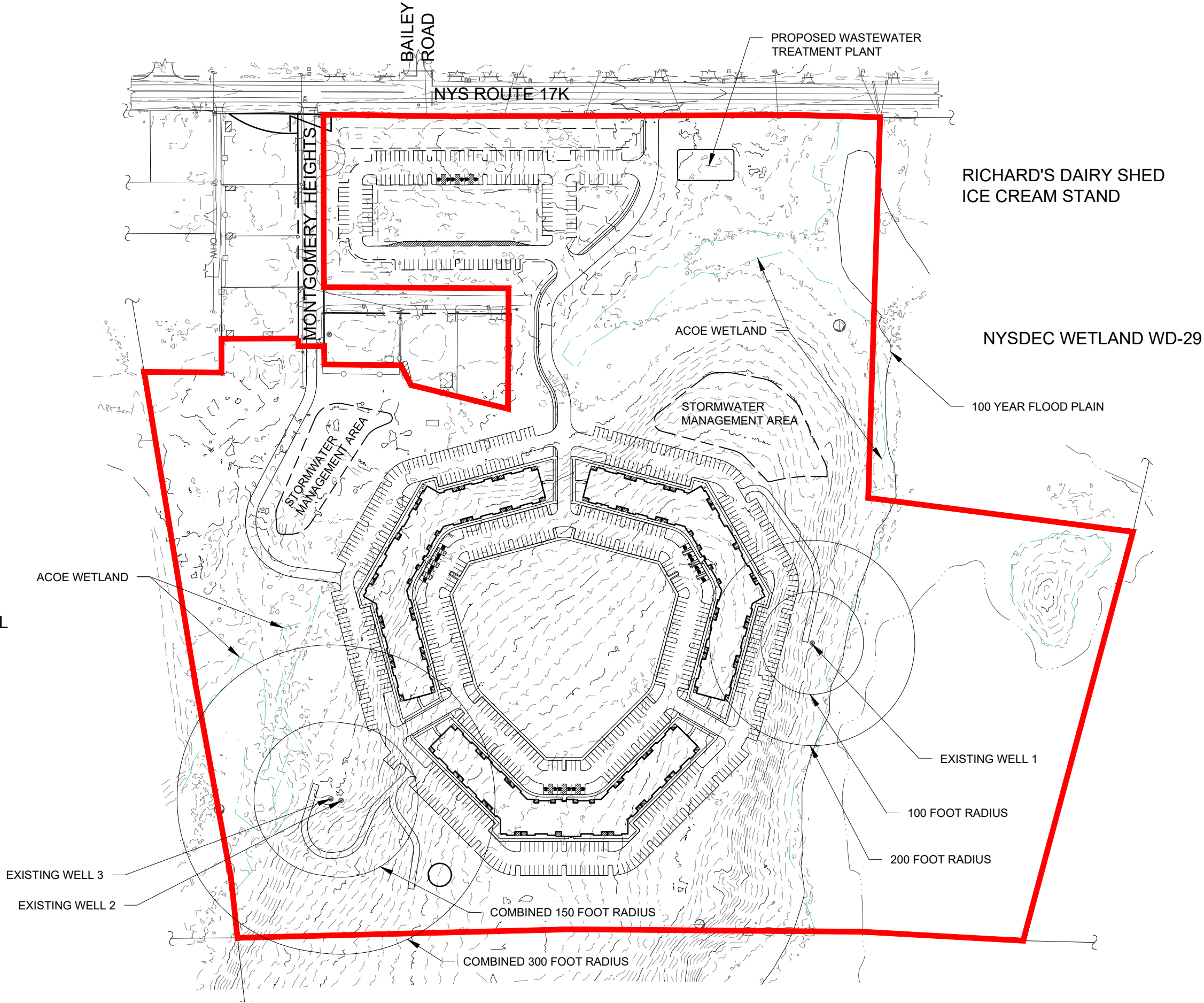
Perfluorooctanesulfonic acid (PFOS)	(0.00000001)
Perfluorooctanoic acid (PFOA)	(0.00000001)
1,4-Dioxane	(0.001)

4. Additional Tests

Total Coliform	
Nitrate	(NO3) (10.0)
Nitrite	(NO2) (1.0)
Lead	(Pb)
Iron	(Fe)
Manganese	(Mn)
Sodium	(Na)
Chloride	
Corrosivity	(L.I.)
Heterotrophic Plate Count (HPC)	
Color	
Odor	
Turbidity	
Zinc	(Zn)
Radon	
Radiological (combined	
Ra 226 & Ra 228, gross alpha, total uranium)	
Microscopic Particulates (incl. giardia & cryptosporidium)	– Dependent on GWUDI Analysis

Drawing Name: Z:\103.0301 - Sheffield Apartments\103.0301 - Site Plan.dwg Date Printed: Aug 31, 2023, 12:51pm

VALLEY CENTRAL
HIGH SCHOOL



WELL TESTING LOCATION PLAN
50% INCREASE

SHEFFIELD GARDENS
NYS ROUTE 17K
TOWN OF MONTGOMERY
ORANGE COUNTY, NEW YORK

DATE: 08/31/2023

JOB # 103.0301

MONTGOMERY OFFICE
71 CLINTON STREET
MONTGOMERY, NY 12549
Ph: (845) 457-7727
WWW.EP-PC.COM

ENGINEERING & SURVEYING
PROPERTIES
Achieving Successful Results
with Innovative Designs

SCALE: 1"=200'

SHEET # F-3

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**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

(845) 265-4400 Fax: (845) 265-4418

May 9, 2024

Chief

Town of Montgomery Fire Department
110 Bracken Road
Montgomery, NY 12549

Re: Sheffield Gardens
Town of Montgomery, Orange County NY

Dear Chief,

Tim Miller Associates is assisting in preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed-use development. I have enclosed a site map and preliminary site plan for your reference. As shown on the site location map, the site is located on the south side of NYS Route 17K, just east of the Valley Central High School, in the Town of Montgomery, New York, to be known as Sheffield Garden

The Applicant, MILR, LLC, proposes to create a three-lot subdivision and develop a multi-use development on a +/-53.04 - acre parcel. The Proposed Action consists of 24,000 square-feet of retail space, a 3,375 square-foot pad site and three (3) residential buildings with a total of 261 apartment units. The property is known as Section 29, Block 1, Lots 5.1, 5.2, 5.3, 5.4 and 5.5 as shown on the Town of Montgomery tax maps. Access to the site will be from new driveway entrances located on NYS Route 17K. The project proposes 716 parking spaces for apartment residents, retail employees and customers. Water supply will be provided by proposed private on-site well(s). Sewer service will be provided by an onsite sewage treatment plant. The Applicant's purpose for the Project is to provide retail and multi-family residential opportunities proximate to the Village and to serve the Town of Montgomery. We have projected a total future population of approximately 625 people, including 55 school age children.

As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response on the ability of the Fire Department to provide fire protection services to this property. Information which would be useful in that regard would include:

- your current service area/population served
- the number of emergency calls per year
- your current manpower and equipment levels
- your typical response time to a site in this location
- the location of fire station(s) near the site
- any overlap in jurisdiction with other fire departments or backup service provided by neighboring communities

Your input is important. Should you not be able to provide written correspondence, I can be reached at acutignola@timmillerassociates.com, or by telephone at the number shown above during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

(845) 265-4400 Fax: (845) 265-4418

May 9, 2024

John Hank - Chief
Town of Montgomery Police
110 Bracken Road
Montgomery, NY 12549

Re: Sheffield Gardens
Town of Montgomery, Orange County NY

Dear Chief Hank,

Tim Miller Associates is assisting in preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed-use development. I have enclosed a site map and preliminary site plan for your reference. As shown on the site location map, the site is located on the south side of NYS Route 17K, just east of the Valley Central High School, in the Town of Montgomery, New York, to be known as Sheffield Garden

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As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response on the ability of the Police Department to provide police protection services to this property. Information which would be useful in that regard would include:

- the number of police calls per year
- the number of police officers
- your typical response time to a site in this location
- any anticipated staff or facility expansion or equipment procurement plans

Your input is important. Should you not be able to provide written correspondence, I can be reached at acutignola@timmillerassociates.com, or by telephone at the number shown above during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

**TIM
MILLER
ASSOCIATES, INC.**

10 North Street, Cold Spring, New York 10516

(845) 265-4400 Fax: (845) 265-4418

May 9, 2024

Theron Adkins – Recreation Director
Town of Montgomery
110 Bracken Road
Montgomery, NY 12549

Re: Sheffield Gardens
Town of Montgomery, Orange County NY

Dear Mr. Adkins,

Tim Miller Associates is assisting in preparing a Draft Environmental Impact Statement (DEIS) for a proposed mixed-use development. I have enclosed a site map and preliminary site plan for your reference. As shown on the site location map, the site is located on the south side of NYS Route 17K, just east of the Valley Central High School, in the Town of Montgomery, New York, to be known as Sheffield Garden

The Applicant, MILR, LLC, proposes to create a three-lot subdivision and develop a multi-use development on a +/-53.04 - acre parcel. The Proposed Action consists of 24,000 square-feet of retail space, a 3,375 square-foot pad site and three (3) residential buildings with a total of 261 apartment units. The property is known as Section 29, Block 1, Lots 5.1, 5.2, 5.3, 5.4 and 5.5 as shown on the Town of Montgomery tax maps. Access to the site will be from new driveway entrances located on NYS Route 17K. The project proposes 716 parking spaces for apartment residents, retail employees and customers. Water supply will be provided by proposed private on-site well(s). Sewer service will be provided by an onsite sewage treatment plant. The Applicant's purpose for the Project is to provide retail and multi-family residential opportunities proximate to the Village and to serve the Town of Montgomery. We have projected a total future population of approximately 625 people, including 55 school age children.

As part of the environmental review process, we wish to include any concerns your office may have relative to this proposed project. We would appreciate your written response on the recreational needs of the future population and the Town in general. Information which would be useful in that regard would include:

- A list of existing park facilities
- A description of existing recreational programs
- List of recreational fees associated with new development
- Any plans the recreation department has for future expansion of programming
- any comments or concerns your department may have regarding the proposed development

Your input is important. Should you not be able to provide written correspondence, I can be reached at acutignola@timmillerassociates.com, or by telephone at the number shown above during the weekdays.

Thank you for your assistance in this matter. Please do not hesitate to call me should you have any questions or need additional information. I look forward to hearing from you.

Sincerely,



Ann Cutignola, AICP
Senior Planner
TIM MILLER ASSOCIATES, INC.

Jane Samuelson

From: bfriedmann@4ecological.com
Sent: Sunday, June 2, 2024 9:35 AM
To: Jane Samuelson
Cc: jbates@4ecological.com
Subject: FW: Sheffield Gardens - request for bald eagle info -project review

Hi Jane – The latest, and most current, from Lisa is the info below.

Her reply indicates no change from the previous DEC assessment.

Sincerely,
Bruce R. Friedmann
Senior Environmental Scientist



**Wetlands, Ecology, Planning, Stormwater
Project Management, Permitting, Aquaculture Consulting**

633 Route 211 East, Suite 4, Middletown, N.Y. 10941
845.495.0123 Voice 845.863.9264 Cell 866.688.0836 Fax
url: WWW.4ecological.com
email: bfriedmann@4ecological.com

The information transmitted in this e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer.

From: Masi, Lisa M (DEC) <lisa.masi@dec.ny.gov>
Sent: Wednesday, May 22, 2024 4:10 PM
To: bfriedmann@4ecological.com
Cc: dec.sm.Wildlife.R3 <Wildlife.R3@dec.ny.gov>
Subject: RE: Sheffield Gardens - request for bald eagle info -project review

Hello Bruce,
I apologize for the delay in response.

We do not have any updates on eagle nests near this project. Based on our current knowledge, the closest known nest is over .5 miles from the site. New nests are established each breeding season. This is only our current knowledge and does not replace site specific surveys or local information for species presence.

Lisa

From: bfriedmann@4ecological.com <bfriedmann@4ecological.com>
Sent: Wednesday, April 24, 2024 9:57 AM
To: Masi, Lisa M (DEC) <lisa.masi@dec.ny.gov>
Subject: FW: Sheffield Gardens - request for bald eagle info

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Hi Lisa –

RE: Sheffield Gardens proposed developments

Would you please provide us with any updates to known bald eagle habitat in the vicinity of this project in the Town of Montgomery.

Thank you.

Sincerely,
Bruce R. Friedmann
Senior Environmental Scientist



**Wetlands, Ecology, Planning, Stormwater
Project Management, Permitting, Aquaculture Consulting**

633 Route 211 East, Suite 4, Middletown, N.Y. 10941
845.495.0123 voice 866.688.0836 fax
url: WWW.4ecological.com
email: bfriedmann@4ecological.com

The information transmitted in this e-mail is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer.

From: bfriedmann@4ecological.com <bfriedmann@4ecological.com>
Sent: Thursday, March 21, 2024 3:12 PM
To: 'Masi, Lisa M (DEC)' <lisa.masi@dec.ny.gov>
Subject: FW: Sheffield Gardens - request for bald eagle info

Hi Lisa –

RE – Proposed Sheffield Gardens, Town of Montgomery – Request for bald eagle update

The DEIS for Sheffield Gardens is in the process of being reviewed by the town, so we would like to know if your office has any new information in the current (2024) breeding season with which to update your comments provided to us previously in your email below (dated May 1, 2023).

Thank you.

Sincerely,
Bruce R. Friedmann
Senior Environmental Scientist



**Wetlands, Ecology, Planning, Stormwater
Project Management, Permitting, Aquaculture Consulting**

633 Route 211 East, Suite 4, Middletown, N.Y. 10941
845.495.0123 voice 866.688.0836 fax
url: WWW.4ecological.com
email: bfriedmann@4ecological.com

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From: Masi, Lisa M (DEC) <lisa.masi@dec.ny.gov>
Sent: Monday, May 1, 2023 5:04 PM
To: bfriedmann@4ecological.com
Subject: RE: Sheffield Gardens - request for bald eagle info

Hello Bruce,
The project is located .77 miles from the closest known eagle nest.

Based on the location of the project, which is over 0.5 miles from the closest Bald Eagle nest, this project is not likely to impact Bald Eagles. No further review is necessary but please note that new eagle nests are established each breeding season. The breeding season runs from January 1st to September 30th. We recommend checking back with the Department for new nests each year.

Lisa

Lisa Masi

Senior Wildlife Biologist, Division of Fish and Wildlife
Pronouns: She/Her/Hers

New York State Department of Environmental Conservation
21 South Putt Corners Road, New Paltz, NY 12561
P: (845) 256-2257 | F: (845) 255-4659 | lisa.masi@dec.ny.gov

www.dec.ny.gov |  | 



Department of
Environmental
Conservation

From: bfriedmann@4ecological.com <bfriedmann@4ecological.com>

Sent: Thursday, March 23, 2023 2:52 PM

To: Masi, Lisa M (DEC) <lisa.masi@dec.ny.gov>

Subject: Sheffield Gardens - request for bald eagle info

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

RE: Sheffield Gardens – a proposed residential development
Town of Montgomery, Orange County
Tax Parcels: Section 29, Block 1, Lots 5.1, 5.2, 5.3, 5.4, and 5.5

Lisa –

We are preparing SEQRA documents for this proposed project. The DEC EAF generated for the project cites bald eagle as being of concern.

Would you please provide us with whatever specific information you can release to us so that we may appropriately inform the client, and the Town as lead agency, of the appropriate measures to adopt in order to protect the resource.

A site location figure is attached.

Let me know if there is any additional information that you might require at this time.

THX

Sincerely,
Bruce R. Friedmann
Senior Environmental Scientist



**Wetlands, Ecology, Planning, Stormwater
Project Management, Permitting, Aquaculture Consulting**

633 Route 211 East, Suite 4, Middletown, N.Y. 10941

845.495.0123 voice 866.688.0836 fax

url: WWW.4ecological.com

email: bfriedmann@4ecological.com

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other than the intended recipient is prohibited and may be unlawful. If you received this in error, please contact the sender and delete the material from any computer.

Jane Samuelson

From: Shaun Meres <smeres@townofmontgomery.com>
Sent: Monday, June 10, 2024 7:09 AM
To: Jane Samuelson
Subject: Re: Montgomery Heights Road

Hi Jane, we do currently maintain all of Montgomery Heights in all the directions.

Thank you
Shaun Meres
Town of Montgomery
Superintendent of Highways
110 Bracken Rd
Montgomery NY 12549
845-457-2600 ext 5

On Jun 5, 2024, at 1:00 PM, Jane Samuelson <jane@ep-pc.com> wrote:

Hi Shaun
I am working on a DEIS for the Sheffield project on Route 17K adjacent to VCHS and the homes on Montgomery Heights road. Richard Hoyt questioned whether the Town currently maintains both the north/south and east/west sections of the roadway. I was hoping you could provide that answer for me.
Thank you,
jane

Jane E. Samuelson, PE
Engineering & Surveying Properties, PC
71 Clinton Street
Montgomery, NY 12549
Phone (845) 457-7727
Fax (845) 457-1899
www.EngineeringPropertiesPC.com
jane@ep-pc.com

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Jane Samuelson

From: Lena Li <lli@panddengineers.com>
Sent: Wednesday, July 17, 2024 2:50 PM
To: Jane Samuelson
Cc: Jason Pitingaro
Subject: Fwd: 3-3342-00432/00002 (P3S) NOIA #2 - Sheffield Gardens
Attachments: image001.png

Good afternoon Jane,

Please see the below comments from the DEC regarding the PCI permit. If you could send any documentation related to SEQR regarding a declaration or the EIS then that would be great. Also, have you guys done a Joint Application Form yet? If not, I can get started on that.

----- Forwarded message -----

From: Jason Pitingaro <pitingaro@panddengineers.com>
Date: Wed, Jul 10, 2024 at 3:35 PM
Subject: Fwd: 3-3342-00432/00002 (P3S) NOIA #2 - Sheffield Gardens
To: Lena Li <lli@panddengineers.com>
Cc: Mackenzie Bronson <mbronson@panddengineers.com>, Kelly Morehead <kmorehead@panddengineers.com>

Jason A. Pitingaro, PE
President

pitingaro@panddengineers.com
office: (845) 703-8140 | cell: (845) 629-3669

Pitingaro & Doetsch Consulting Engineers, P.C.
20 Industrial Drive | Middletown, NY 10941

panddengineers.com
uniting principle and design

----- Forwarded message -----

From: Hart, Ellen M (DEC) <Ellen.Hart@dec.ny.gov>
Date: Wed, Jul 10, 2024 at 1:52 PM
Subject: 3-3342-00432/00002 (P3S) NOIA #2 - Sheffield Gardens
To: Jason Pitingaro <pitingaro@panddengineers.com>
Cc: Fraatz, Michael R (DEC) <Michael.Fraatz@dec.ny.gov>, Gandhi, Vijay (DEC) <vijay.gandhi@dec.ny.gov>

The Department of Environmental Conservation (DEC or Department) has reviewed your application and resubmission materials for an Article 17, Titles 7 & 8 P/C/I SPDES for Surface Water Discharge permit with outfall to construct a 261-unit multifamily housing and commercial development with associated parking, infrastructure and an new Wastewater Treatment Plant (WWTP) along NYS Route 17k in the town of Montgomery, Orange County.

The application is incomplete. Please submit the following information and/or address the following comments for a complete application.

SPDES

- Please confirm that the signer of the P/C/I form meets the requirements of an acceptable signature, listed below, or submit a newly signed form with an acceptable signature:

Acceptable Applicant signatures are as follows:

Organization

- Corporation
- Partnership
- Sole proprietorship
- Municipality, state, federal, or public facility

Required Signature

Principal executive officer of at least vice-president level or duly authorized representative who is responsible for the overall operation of the facility.
General partner
Proprietor
Principal executive officer, other ranking elected official, or other duly authorized employee.

Freshwater Wetlands

- Please provide a completed Joint Application for Permit form for disturbance within NYSDEC regulated freshwater wetland WD-29 (Class 2) or its 100 foot adjacent area. Please include the area of disturbance within the wetland or 100-foot adjacent area.
- DEC Article 24 Freshwater Wetlands permits require an application fee. Per the Uniform Procedures Act, this project fits into the 'new commercial' category with a fee of \$1,000. Please submit a check payable to "NYSDEC" to the attention of the Regional Permit Administrator at our New Paltz address (found in my email signature below), referencing the application ID of 3-3342-00432. The fee is not required for a complete application but is required for a final decision.

State Environmental Quality Review Act (SEQR)

- In accordance with SEQR, an application is not complete until a properly completed environmental assessment form (EAF) has been submitted, and if warranted, a lead agency has been established, and a negative declaration or a conditioned negative declaration has been filed or a draft environmental impact statement has been accepted by the lead agency. The Department is in receipt of the submitted full EAF. Please submit the remaining required materials.

The application will be considered incomplete until all requested information is provided. The Department may have further comments on the submitted materials. If you have any questions, please feel free to contact me.

Thank you,

Ellen Hart

She/Her/Hers

Environmental Analyst, Division of Environmental Permits

New York State Department of Environmental Conservation

21 South Putt Corners Road, New Paltz, NY 12561

P: (845) 224-2328 | F: (845) 255-4659 | ellen.hart@dec.ny.gov

www.dec.ny.gov |  |  | 



--

Lena Li

Environmental Scientist

lli@panddengineers.com

(845) 703-8140

Pitingaro & Doetsch Consulting Engineers, P.C.

20 Industrial Drive | Middletown, NY 10941

panddengineers.com

uniting principle and design

Jane Samuelson

From: Sue Hadden <shadden@townofmontgomery.com>
Sent: Friday, July 19, 2024 9:51 AM
To: Jane Samuelson
Cc: Fred Reichle; Bonnie Franson
Subject: RE: Sheffield Gardens

Hi Jane,
Mary Ellen called my and said the two sites she knows of is the Mastodon site across from VCMS and Goodwill Parsonage/Church. Mary Ellen recommended checking the Comprehensive Plan and the NRI National Resource Inventory.
Mary Ellen said you can call her home number if you have any other questions: (845) 778-1369. Thank you.

From: Jane Samuelson <Jane@ep-pc.com>
Sent: Thursday, July 18, 2024 3:02 PM
To: Sue Hadden <shadden@townofmontgomery.com>
Subject: Sheffield Gardens

Hi Sue
I'm responding to DEIS comments and need to contact the Town Historic Preservation Commission to determine what local sites are significant within the Sheffield Gardens project vicinity. Can you tell me how best to get in touch with them?
Thank you
Jane

Jane E. Samuelson, PE
Engineering & Surveying Properties, PC
71 Clinton Street
Montgomery, NY 12549
Phone (845) 457-7727
Fax (845) 457-1899
www.EngineeringPropertiesPC.com
jane@ep-pc.com

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Jane Samuelson

From: acutignola timmillerassociates.com <acutignola@timmillerassociates.com>
Sent: Tuesday, November 19, 2024 5:55 PM
To: Jane Samuelson; Montgomery Fire Department
Subject: RE: Sheffield Gardens
Attachments: Sheffield Gardens Site Plan 01-19-2024.pdf

Chief Quinn,

In June we emailed you a copy of the site plan for Sheffield Gardens.

Kindly let me know if you have any comments on the Plan that we may include in the DEIS, currently being reviewed.

Ann Cutignola, AICP
TIM MILLER ASSOCIATES
914.629.8999

From: Jane Samuelson <Jane@ep-pc.com>
Sent: Wednesday, June 26, 2024 9:34 AM
To: acutignola timmillerassociates.com <acutignola@timmillerassociates.com>; Montgomery Fire Department <montgomeryfdchiefs@gmail.com>
Subject: RE: Sheffield Gardens

Chief Quinn

Please disregard the previous site plan that was sent to you. The most recent plan is attached.

Best,
Jane

Jane E. Samuelson, PE
Engineering & Surveying Properties, PC
Direct Dial (845) 402-6567
jane@ep-pc.com

From: acutignola timmillerassociates.com <acutignola@timmillerassociates.com>
Sent: Tuesday, June 25, 2024 11:39 PM
To: Montgomery Fire Department <montgomeryfdchiefs@gmail.com>
Cc: Jane Samuelson <jane@ep-pc.com>
Subject: RE: Sheffield Gardens

Chief Quinn,

See attached PDF for your reference. Please let me know if there is anything else you need.

Ann Cutignola, AICP

From: Montgomery Fire Department <montgomeryfdchiefs@gmail.com>
Sent: Tuesday, June 25, 2024 12:05 PM
To: acutignola timmillerassociates.com <acutignola@timmillerassociates.com>
Subject: Sheffield Gardens

Ms. Cutignola,

I received a mailed copy of the site plan for the proposed Sheffield Gardens. I am respectfully requesting you email me a digital copy of the site plan so that I am able to enlarge the digital copy for clearer reading purposes.

Respectfully,

Brian Quinn
Chief of Department
Montgomery Fire Department

brian.quinn@montgomeryfirerescue.com

Jane Samuelson

From: Jane Samuelson
Sent: Tuesday, December 3, 2024 10:52 AM
To: brian.quinn@montgomeryfirerescue.com; montgomeryfdchiefs@gmail.com
Subject: Sheffield Gardens
Attachments: 2024-12-02 - 103.0301 - O-100.pdf; 2024-12-02 - 103.0301 - C-102.pdf; 2024-12-02 - 103.0301 - C-103.pdf

Chief Quinn,
Please find a copy of the overall site plan and detailed site plans for the Sheffield Gardens project.
Kindly let me know if you have any questions or comments on the plan so that we may include them in the DEIS, which is currently being reviewed.
Thank you,
Jane

Jane E. Samuelson, PE
Engineering & Surveying Properties, PC
Direct Dial (845) 402-6567
jane@ep-pc.com

From: acutignola timmillerassociates.com <acutignola@timmillerassociates.com>
Sent: Tuesday, June 25, 2024 11:39 PM
To: Montgomery Fire Department <montgomeryfdchiefs@gmail.com>
Cc: Jane Samuelson <jane@ep-pc.com>
Subject: RE: Sheffield Gardens

Chief Quinn,
See attached PDF for your reference. Please let me know if there is anything else you need.

Ann Cutignola, AICP

From: Montgomery Fire Department <montgomeryfdchiefs@gmail.com>
Sent: Tuesday, June 25, 2024 12:05 PM
To: acutignola timmillerassociates.com <acutignola@timmillerassociates.com>
Subject: Sheffield Gardens

Ms. Cutignola,

I received a mailed copy of the site plan for the proposed Sheffield Gardens. I am respectfully requesting you email me a digital copy of the site plan so that I am able to enlarge the digital copy for clearer reading purposes.

Respectfully,

Brian Quinn
Chief of Department
Montgomery Fire Department

brian.quinn@montgomeryfirerescue.com