



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

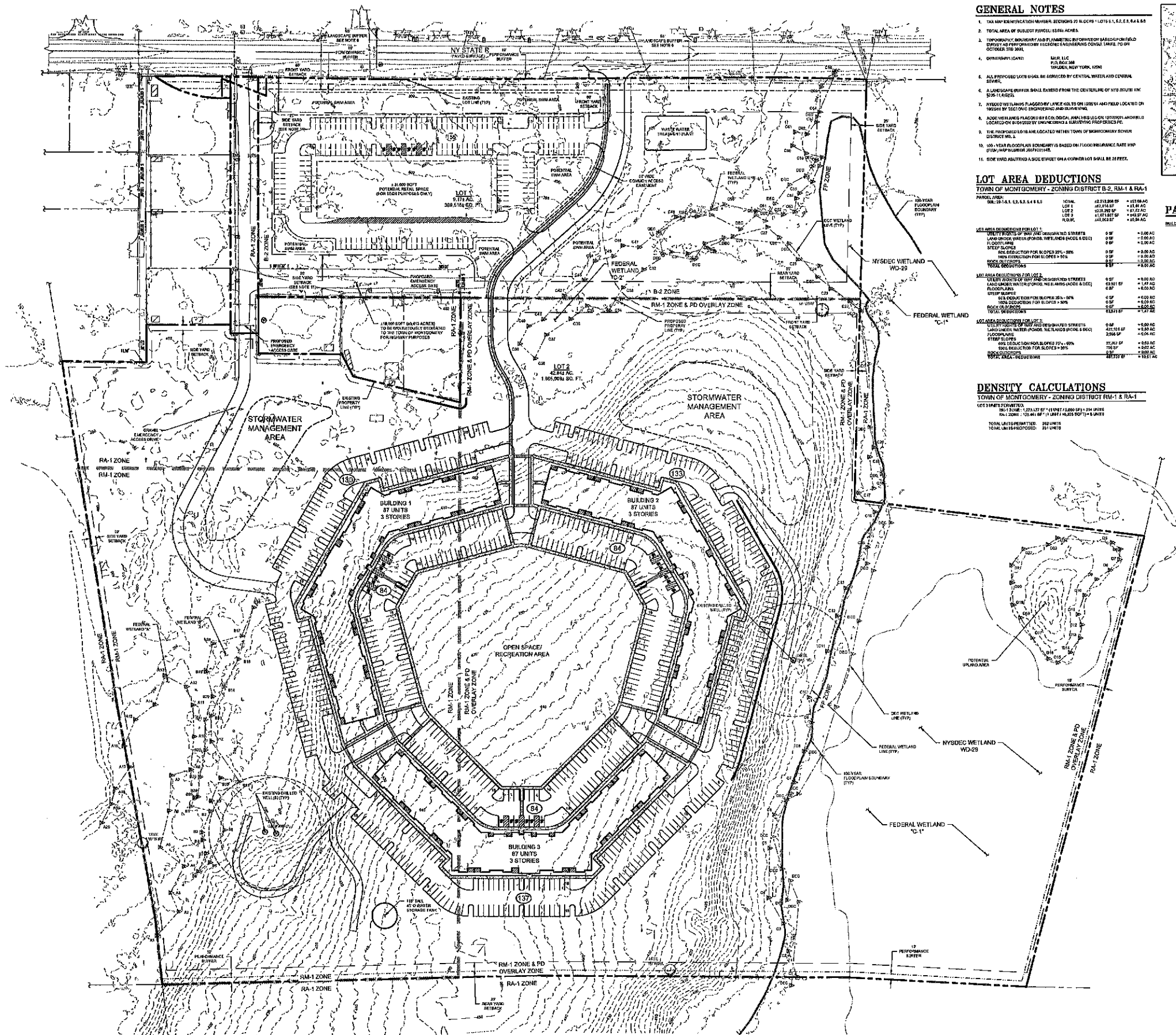
The Planning Board approved the final Scope for the Draft Environmental Impact Statement (DEIS) in December 2022. Recently, the applicant has proposed changes to the layout. A copy is enclosed. You also can find it at www.townofmontgomery.com, on the planning board webpage.

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.



GENERAL NOTES

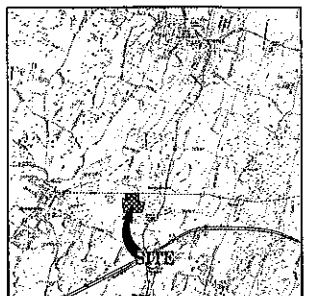
1. TAX MAP IDENTIFICATION NUMBER: SECTIONS 25 & 26, TOWNSHIP 1, LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
2. TOTAL AREA OF SUBJECT PARCELS: 13.41 ACRES.
3. TOPOGRAPHY, BOUNDARY AND PLANNING INFORMATION BASED ON FIELD SURVEY AND PHOTOGRAPHIC LOCATION ENGINEERING CONDUCTED ON OCTOBER 10, 2024.
4. OVERSEER(S): [Signature]
5. ALL PROPOSED LOT SHALL BE SERVED BY CENTRAL WETLAND AND CENTRAL SEWER.
6. A LANDSCAPE BUFFER SHALL BE MAINTAINED FROM THE CENTERLINE OF NY ROUTE 17K.
7. HYDROLOGICAL PLANNING BY LANDSCAPE ARCHITECTS AND FIELD LOCATED ON 10/10/24 BY [Signature] ENGINEERING AND SURVEYING.
8. ADJACENT LANDS PLANNED BY [Signature] ENGINEERING AND SURVEYING.
9. THE PROPOSED LOT IS LOCATED WITHIN TOWN OF MONTGOMERY ZONING DISTRICT NO. 1.
10. THE VISTA FLOOD PLANE BOUNDARY IS BASED ON 100-YEAR FLOOD PLANE MAP (FROM 1984) NUMBER 100-100-100.
11. SIDE YARD ABUTTING A SIDE STREET ON A CORNER LOT SHALL BE 20 FEET.

LOT AREA DEDUCTIONS

TOWN OF MONTGOMERY - ZONING DISTRICT B-2, RM-1 & RA-1	
PARCEL AREA	DEDUCTIONS
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DENSITY CALCULATIONS

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

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BULK REQUIREMENTS

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BULK REQUIREMENTS

TOWN OF MONTGOMERY - ZONING DISTRICT RA-1	
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May 15, 2023

To: the Planning Board
Town of Montgomery

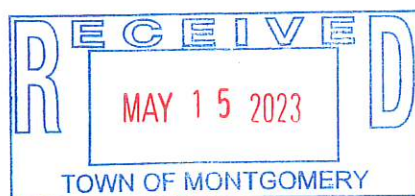
Re: Sheffield Gardens

Since we have an historical marker right across from us on 17K and Bailey Rd marking the discovery of a mastodon, will an archaeological survey be done?

Also what about our own sewer and water, the traffic problem and extra enrollment at the schools?

Already Traffic backs up with the school buses and people going to and from work.

I'm sure our concerns and comments don't mean anything as we are only seven (7) houses standing in your way.

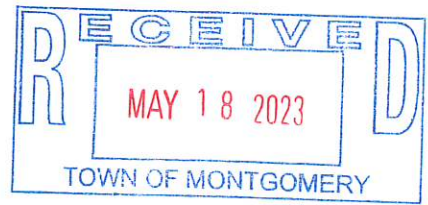


Norma Manning
12 Montgomery Hts
Montgomery NY 12549

Norma Manning
12 Montgomery Hts
Montgomery, NY 12549

May 18, 2023

To: the Planning Board
town of Montgomery



Re: Sheffield Gardens

After further study of the proposal, it looks like we won't be able to exit our property from the right back and side yard where there has been a gate to exit since we moved here in 1989.

Several years ago the owner laid down big rocks and over time brush and trees have grown in prohibiting our using that exit in case of an emergency to remove our cars.

What provisions will be made for that?

Nona Manning
12 Montgomery Hgts
Montgomery NY

MILR, LLC
PO BOX 366
WALDEN, NEW YORK 12586

May 23, 2023

Ms. Norma Manning
12 Montgomery Heights
Montgomery, New York 12549

RE: Sheffield Gardens



Dear Ms. Manning:

Your letter of May 15, 2023 to the Planning Board has been received.

This letter is to provide you with information so that you are fully informed.

The requirements of environmental compliance include the engagement of an archaeologist to perform an investigation and report to the satisfaction of the NYS Office of Parks and Historic Preservation that addresses both their vigorous standards and the on file historical data. A firm has been engaged that is reputable, competent, experienced and credible with SHPO.

As to sewer and water the proposed systems must meet all of the NYSDEC, NYS DOH and OCDOH requirements. They will be central systems.

A traffic engineering firm has been engaged to do a detailed traffic study. You are aware that the traffic conditions have been studied by NYSDOT, VCSD, the Quickcheck project, Dollar General project, Medline, Amazon and others.

As for your concern whether you will be heard and considered, this letter contact is one attempt to satisfy your inquiries. The seven (7) homes do not stand in the way of a well planned effort to use property in accordance with law.

The plan will make all reasonable efforts to be a good neighbor and an asset to the community.

If you have other thoughts please feel free to send them my way.

Thank you for your interest.

Very truly yours,

MILR, LLC

BY:

A handwritten signature in black ink, appearing to read "ON Jacobowitz", written over a horizontal line.

cc: Town of Montgomery Planning Board