

**ORANGE COUNTY
FUNDING CORPORATION**

**Orange County Business Accelerator
4 Crotty Lane, Suite 100
New Windsor, NY 12553
Phone: 845-234-4192 Fax: 845-220-2228**

Robert T. Armistead, Chairman
Mary Ellen Rogulski, Vice Chairman
Russell O. Vernon, Second Vice Chairman
Stephen Brescia, Secretary
John Steinberg, Jr., Assistant Secretary
Henry VanLeeuwen
Robert J. Schreibeis, Sr.

Joel Kleiman, Chief Financial Officer
Kevin Dowd, Attorney
Laurie Villasuso, Administrative Assistant

Agenda

PLEASE TAKE NOTICE, The Orange County Funding Corporation will hold a regularly scheduled meeting on November 20, 2013 immediately after the regular Orange County Industrial Development Agency meeting in the Orange County Business Accelerator, 4 Crotty Lane, New Windsor, New York, to consider and/or act upon the following:

Order of Business

- **Roll Call**
- **Approval of the minutes from October 16, 2013 meeting**
- **Requests for Payments**
- **Resolutions**
 - CNW Real Estate, LLC – Initial Resolution
- **Executive Session**
- **Such other and further business as may be presented**
- **Public Comments**
- **Adjournment**

Dated: November 12, 2013

Stephen Brescia, Secretary

By: Robert T. Armistead, Chairman

ORANGE COUNTY FUNDING CORPORATION
MINUTES

October 16, 2013

A regular meeting of the Orange County Funding Corporation was convened in public session on October 16, 2013 at 5:40 P.M. at the Orange County Business Accelerator in New Windsor, New York.

The meeting was called to order by the Chairman, Robert Armistead, and upon roll being called, the following were:

PRESENT: Robert Armistead, Henry VanLeeuwen, Russell Vernon, John Steinberg, Robert Schreibeis

ABSENT: Mary Ellen Rogulski, Stephen Brescia

ALSO PRESENT: Kevin Dowd – Attorney
Laurie Villasuso – Administrative Assistant

Chairman Armistead calls the meeting for the Orange County Funding Corporation, October 16, 2013. Board consists of five members. There is a quorum.

Review of the prior September 11, 2013 meeting minutes. Motion made by VanLeeuwen, seconded by Schreibeis to approve the minutes as presented. Motion carries with all in favor.

Roll Call taken.

Financial Reports and/or Requests for Payment

Mr. Kleiman reviewed the income and expense summary during the IDA meeting. The Request for Payments contains no income, but a payment of \$1,877.75.

Motion made by Steinberg, seconded by Schreibeis, to authorize the reports, payments and vouchers for October 2013. Open for discussion. Motion carries with all in favor.

The Monroe Cable Co., Inc. – Final Resolution

Mr. Dowd reads The Monroe Cable Company, Inc. final Bond resolution aloud. Motion made by Schreibeis, seconded by VanLeeuwen. Open for discussion. Affirmative votes of all members present resulted in motion carried.

Such other and further business as may be presented

The members have a brief discussion about GET and the Micro-Loan Fund.

With no further business, meeting called for adjournment by Chairman Armistead, motion made by Steinberg, seconded by VanLeeuwen, the time being 6:05p.m.

Orange County Funding Corporation
Income and Expense Summary
October 2013

	Oct 13	Jan - Oct 13	Budget	\$ Over Budget
Income				
Closing Fees	\$ -	\$ 181,288		
Interest Earnings	\$ 161.16	\$ 1,198	\$ 125	\$ 1,073
Millennium Pipeline Co. LLC	\$ -	\$ 108,000	\$ 108,000	\$ -
Recovered Funds	\$ -	\$ -		
Total Income	\$ 161.16	\$ 290,486	\$ 108,125	\$ 182,361
Expense				
Administrative Expense	\$ -	\$ -	\$ 5,000	\$ (5,000)
Auditor	\$ -	\$ -	\$ 4,000	\$ (4,000)
Legal	\$ 1,877.75	\$ 9,490		
Office Supplies & Expenses	\$ -	\$ 1,450		
Total Expense	\$ 1,877.75	\$ 10,940	\$ 9,000	\$ 1,940
Income Over/(Under) Expense	\$ (1,716.59)	\$ 279,546	\$ 99,125	\$ 180,421

Orange County OCFC

Received for October/November 2013

Total	0.00

Vouchers & Payments November 2013

Kevin T. Dowd (Legal 10/5 through 11/8)	573.50
Total	573.50

ORANGE COUNTY FUNDING CORPORATION

APPLICATION FOR FINANCIAL ASSISTANCE

CNW Real Estate, LLC
(Applicant Name)

James O'Donnell
Executive Director
Office of Economic Development
Orange County Government Center
255 Main Street
Goshen, NY 10924
Tel: 845-291-2700
www.orangecountygov.com
business@orangecountygov.com

ORANGE COUNTY FUNDING CORPORATION

APPLICATION FOR FINANCIAL ASSISTANCE

I. APPLICANT INFORMATION

Company Name: CNW Real Estate, LLC
Mailing Address: 21 Carmel Heights Wappinger Falls NY 12590
Phone No.: 914-43-8943
Fax No.: 732-612-1148
Fed Id. No.: 46-3684366
Contact Person: Mark Nunheimer Telephone number 508-896-0253

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Fred Straub	32.5%
Alex Gellatly	32.5%
Mark Nunheimer	16.5%

Corporate Structure (*attach schematic if applicant is a subsidiary or otherwise affiliated with another entity*)

Form of Entity

Corporation

Date of Incorporation: _____
State of Incorporation: _____

Partnership

General _____ or Limited _____
Number of general partners _____
If applicable, number of limited partners _____

Date of formation _____
Jurisdiction of Formation _____

XX Limited Liability Company/Partnership (number of members Six (6))

Date of organization: August 26, 2013
State of Organization: New York

Sole Proprietorship

If a foreign organization, is the applicant authorized to do business in the State of New York? _____

APPLICANT'S COUNSEL

Name: David Gubits, Jacobowitz & Gubits, LLP

Address: 158 Orange Avenue Walden NY 12586

Phone No.: 845-778-2121

Fax No.: 845-778-5173

II. PROJECT INFORMATION

A) Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected.

Construction of a 133 Unit/190 bed Assisted Living Residence (ALR) with 105 Enhanced Assisted Living Resident (EALR) beds and 85 Special Needs Assisted Living Resident (SNALR) beds. Building will include a commercial kitchen and dining facilities for residents, private dining for family gatherings, activity room(s), Library, computer areas, salon, and multiple "Living Rooms". Areas will also be provided for administrative offices, laundry, maintenance and resident care.

B) Furnish a copy of any environmental application presently in process of completion concerning this project, providing name and address of the agency, and copy all pending or completed documentation and determinations.

The Town of New Windsor is expected to grant final site plan approval for this project on 11/13/13. Attached is the long form EAF.

If any of the above persons, or a group of them, owns more than a 50% interest in the company, list all other organizations which are related to the company by virtue of such persons having more than a 50% interest in such organizations.

N/A

Is the company related to any other organization by reason of more than 50% common ownership? If so, indicate name of related organization and relationship.

NO

Has the company (or any related corporation or person) made a public offering or private placement of its stock within the last year? If so, please provide offering statement used.

N/A

Project Data

1. Project site (land)

(a) Indicate approximate size (in acres or square feet) of project site.

Site is 6.8 acres using 4.0 acres for the facility and parking. The building will be 117,325 square feet

(b) Are there buildings now on the project site?

X Yes _____ No

(c) Indicate the present use of the project site.

Duffer's golf driving range, putting greens, miniature golf, and batting cages

(d) Indicate relationship to present user of project.

NONE

2. Does the project involve acquisition of an existing building or buildings? If yes, indicate number, size and approximate age of buildings:

Currently there is a 900 +/- sq ft Operations building built in 1985 which is used for storage and support for the Duffer's Driving Range.

3. Does the project consist of the construction of a new building or buildings? If yes, indicate number and size of new buildings:

YES, A new 117,325 square foot Assisted Living Residence will be built on the site.

4. Does the project consist of additions and/or renovations to existing buildings? If yes, indicate nature of expansion and/or renovation:

NO The existing Operations building, putting greens, miniature golf, batting cages and other operation structures will be demolished and removed from the site to make room for the new building and parking areas.

5. What will the building or buildings to be acquired, constructed or expanded be used for by the company? (Include description of products to be manufactured, assembled or processed, and services to be rendered. . .

The building will be used by the company to provide 133 resident living units and supportive areas to give assistance to its residence with their daily life activities in a secure and nurturing environment licensed by the NYS DOH.

. . .including the percentage of building(s) to be used for office space and an estimate of the percentage of the functions to be performed at such office not related to the day-to-day operations of the facilities being financed.)

The facility will be approximately 13% Administrative & Support, 60% resident units, 28% Common areas. The Administrative area will consist of an Executive Director/Marketing/Finance/Case Management offices (all for facility's use); the common areas include Community Room, Living/Library Room, Activity/ exercise area, community/family/private neighborhood dining areas, Salon, commercial kitchen; and support areas are mechanical and janitor services. All of the offices and common areas are used in support of the Assisted Living operations and are not offered for lease to the public at large.

6. If any space in the project is to be leased to third parties, indicate total square footage of the project amount to be leased to each tenant and proposed use by each tenant.

133 Units (70,395 sqft) will be rented to individuals who need assistance with daily living (ADLs) and special therapeutic program available for our Memory Care residents. Residents will also be able to use the common areas for exercise, group and individual activities, salon/barber shop, and library to name a few of the common areas available to each resident. Preliminary schematic floor plans are included as part of this application.

7. List principal items or categories of equipment to be acquired as part of the project.)

Building will be completely furnished with unit furniture and common are furniture such as beds, tables, sofas, lamps, etc; in the common areas exercise equipment, community room seating for group meetings, activity supplies; the commercial kitchen will have the necessary equipment to provide three meals and snacks a day, linens, medical and housekeeping supplies, on site vehicle to provide residents transportation to doctor meetings, group outings are also included with the project budget.

8. Has construction work on this project begun?

Complete the following

- | | | | |
|-----------------------------|-----------|--|------------------|
| (a) site clearance | _____ Yes | <input checked="" type="checkbox"/> No | _____ % complete |
| (b) foundation | _____ Yes | <input checked="" type="checkbox"/> No | _____ % complete |
| (c) footings | _____ Yes | <input checked="" type="checkbox"/> No | _____ % complete |
| (d) steel | _____ Yes | <input checked="" type="checkbox"/> No | _____ % complete |
| (e) masonry work | _____ Yes | <input checked="" type="checkbox"/> No | _____ % complete |
| (f) other (described below) | _____ Yes | <input checked="" type="checkbox"/> No | _____ % complete |

9. Will any of the funds borrowed through the Corporation be used for refinancing?
No

10. Is a purchaser for the bonds in place?

We are currently Stifel Nicholas & Company to be the underwriter for the Tax-Exempt bonds for the development of the facility.

COST BENEFIT ANALYSIS:

<u>Costs =</u> <u>Financial Assistance</u>		<u>Benefits =</u> <u>Economic Development</u>	
Estimated Sales Tax Exemption	\$960,000	New Jobs Created	110
		Existing Jobs Retained	0
Estimated Mortgage Tax Exemption	\$336,000	Private Funds invested	\$8,000,000
Estimated Property Tax Abatement	\$1,964,000	Other Benefits	
		Expected Yearly Payroll	\$4,000,000
Estimated Interest Savings IRB Issue	\$2,000,000	Expected Gross Receipts	12,000,000

B) Project Address: 139 Windsor Highway, New Windsor NY 12553

Tax Map Number Section 9, Block 1, Lot 25.21
(Section/Block/Lot)

Located in City of _____

Located in Town of New Windsor

Located in Village of _____

School District of Newburgh Central School District

C) Are utilities on site?

Water Electric
Gas Sanitary/Storm Sewer

D) Present legal owner of the site: Mainhill & Company, PO Box 2544, Newburgh NY 12550

If other than from applicant, by what means will the site be acquired for this project? Mainhill & Company is in contract with the Contract Vendee, Tiara Royal at Fishkill LLC who has assigned the contract to CNW Real Estate LLC to be the owner of the property and facility.

E) Zoning of Project Site: Current: HCD Proposed: Same

F) Are any variances needed? NO

G) Principal use of project upon completion: Assisted Living and Memory Care Living Residence

H) Estimate how many construction/permanent jobs will be created or retained as a result of this project and the estimated annual salary range:

	Number of Jobs Created	Estimated Annual Salary Range		
Construction	200	\$25,000	to	\$100,000
Permanent	110	\$20,000	to	\$120,000
Retained	0	0	to	0

I) Financial Assistance being applied for:

	<u>Estimated Value</u>
<input checked="" type="checkbox"/> Real Property Tax Abatement	\$1,964,000
<input checked="" type="checkbox"/> Mortgage Tax Exemption	\$ 336,000
<input checked="" type="checkbox"/> Sales and Use Tax Exemption	\$ 960,000
<input checked="" type="checkbox"/> Issuance by the Corporation of Tax Exempt Bonds	\$2,000,000

J) Project Costs (Estimates)

Land	3,990,000.00
Building	19,150,621.00
Equipment	1,200,000.00
Soft costs	8,649,129.00
Other	6,767,727.00
Total	\$39,757,477.00

III. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Corporation as follows:

- A. Job Listings The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Corporation, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the proposed project must be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entitle") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JPTA") in which the project is located.
- B. First Consideration for Employment The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Corporation, except as otherwise provided by collective bargaining agreements, where practicable, the applicant must first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the proposed project.
- C. A liability and contract liability policy for a minimum of three million dollars will be furnished by the Applicant insuring the Corporation.

- D. Annual Sales Tax Filings The Applicant understands and agrees that, if the proposed project receives any sales tax exemptions as part of the Financial Assistance from the Corporation, the applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the applicant and all consultants or subcontractors retained by the Applicant.
- E. Annual Employment Reports The applicant understands and agrees that, if the proposed project receives any Financial Assistance from the Corporation, the applicant agrees to file, or cause to be filed, with the Corporation, on an annual basis, reports regarding the number of people employed at the project site.
- F. Absence of Conflicts of Interest The applicant has received from the Corporation a list of the members, officers, and employees of the Corporation. No member, officers or employee of the Corporation has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:

The Applicant and the individual executing this Application on behalf of applicant acknowledge that the Corporation and its counsel will rely on the representations made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

CNW Real Estate, LLC
 by *Fred Straub*
 (Applicant Signature)

Fred Straub
 (Name of Officer)

Managing Member
 (Title)

This Application should be submitted to the Orange County Office of Economic Development, c/o James O'Donnell, Orange County Government Center, 255-275 Main Street, Goshen, NY 10924 Tel: (845) 291-2700.

The Corporation will collect an administrative fee at the time of closing.
SEE ATTACHED FEE SCHEDULE (page 10)

Bond Counsel
 CHARLES SCHACHTER, ESQ./
 RUSSELL GAENZLE, ESQ.
 Harris Beach PLLC
 99 Garnsey Road
 Pittsford, New York 14534
 Tel: (585) 419-8633

Fax: (585) 419-8817

Attach copies of preliminary plans or sketches of proposed construction or rehabilitation or both.

HOLD HARMLESS AGREEMENT

Applicant hereby releases the ORANGE COUNTY FUNDING CORPORATION and the members, officers, servants, agents and employees thereof (the " Corporation") from, agrees that the Corporation shall not be liable for and agrees to indemnify, defend and hold the Corporation harmless from and against any and all liability arising from or expense incurred by (A) the Corporation's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Corporation, (B) the Corporation 's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Corporation with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Corporation or the Applicant are unable to reach final agreement with respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Corporation, its agents or assigns, all costs incurred by the Corporation in processing of the Application, including attorneys' fees, if any.

CNW Real Estate, LLC

by *Fred Straub*
(Applicant Signature)

By: Fred Straub, Managing Member

Name: _____

Title: Managing Member

David B. Gubits
(Notary Public)

Sworn to before me this 6th day
of November, 2013

David B. Gubits

DAVID B. GUBITS #1596925
Notary Public, State of New York
Qualified in Ulster County
Commission Expires November 30, 2013

***FEE SCHEDULE FOR THE
ORANGE COUNTY FUNDING CORPORATION IS AS FOLLOWS:***

One-percent of the first \$2,000,000 plus one-half percent of amount above that, due at closing, unless another fee arrangement is agreed to by the Corporation.

Application Fee
\$5,000 non-refundable, due at application.

Please make all Checks payable to:

Orange County Industrial Development Agency

Mail to:
*255-275 Main Street
Goshen, New York 10924*

Labor Policy

It is the Labor Policy of the
Orange County Funding Corporation to *encourage* all
companies availing themselves of IDA
benefits to use local workforce and pay prevailing
wages on their project where possible.

617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

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

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

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

Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.

Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.

Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

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

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

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

*A Conditioned Negative Declaration is only valid for Unlisted Actions

Crestmoore at New Windsor

Name of Action

Town of New Windsor Planning Board

Name of Lead Agency

Genaro Argenio

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

June 17, 2013

Date

Page 1 of 21

PART 1--PROJECT INFORMATION
Prepared by Project Sponsor

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

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

Name of Action Crestmoore at New Windsor

Location of Action (include Street Address, Municipality and County)

139 Windsor Highway, New Windsor, Orange County, New York

Name of Applicant/Sponsor Mr. Jay Hopeck

Address The Pike Company 210 Clifton Corporate Park

City / PO Clifton Park State New York Zip Code 12065

Business Telephone 518-371-5900 Ext.3304

Name of Owner (if different) Mr. Jay Tuthill of Mainhill and Company LLC

Address 999 Riverview Drive

City / PO Totowa State N.J. Zip Code 07512

Business Telephone 862-757-4200

Description of Action:

The applicant is proposing a 138 bed assisted care facility which will be utilized for the care of alzheimer/dementia patients and others suffering from forms of memory disorder. The proposed assisted living facility will provide for twenty-four hour on-site medical monitoring and personal care services including daily food service, case management services and the development of an individualized service plan for each resident. The facility will be licensed by the State of New York in accordance with the requirements set forth in the Public Health Law Article 46-B, and provides services to people of all ages. It is anticipated that this facility will obtain an enhanced assisted living certificate that will permit a resident to remain in the facility as long as the facility is able to accommodate the resident's current and changing needs: and to include a safe unit for individuals suffering from forms of memory disorder, including Alzheimer's Disease.

The facility will employ approximately 100 full-time equivalents spread over four shifts and seven days a week. The dining room staff operate on a 7-day a week schedule, two shifts per day. The administrative and maintenance staff operate on a 5-day a week schedule, one shift per day. The health care staff operate on a 7-day a week schedule, three shifts per day.

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

A. SITE DESCRIPTION

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

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other _____

2. Total acreage of project area: 6.8 acres.

APPROXIMATE ACREAGE	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>1.66</u> acres	<u>1.27</u> acres
Forested	<u>0.00</u> acres	<u>0.00</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>0.00</u> acres	<u>0.00</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>0.00</u> acres	<u>0.00</u> acres
Water Surface Area	<u>0.00</u> acres	<u>0.29</u> acres
Unvegetated (Rock, earth or fill)	<u>0.00</u> acres	<u>0.00</u> acres
Roads, buildings and other paved surfaces	<u>0.72</u> acres	<u>2.04</u> acres
Other (Indicate type) <u>Lawns, open space</u>	<u>4.42</u> acres	<u>3.20</u> acres

3. What is predominant soil type(s) on project site? Mardin gravelly silt loam

- a. Soil drainage: Well drained 72 % of site Moderately well drained 21 % of site.
 Poorly drained 7 % of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? 0.00 acres (see 1 NYCRR 370).

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

a. What is depth to bedrock 15 to 20 (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% 98 % 10- 15% 2 % 15% or greater 0 %

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? 15 to 20 (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No

According to:

A letter dated April 8, 2013 from NYSDEC states that there are no records of rare or state listed animals or plants on the site.

Identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

The site is presently utilized as a commercial for-profit driving range and putting green.

14. Does the present site include scenic views known to be important to the community? Yes No

15. Streams within or contiguous to project area:

There are no apparent streams contiguous or within the project area.

a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

N/A

b. Size (in acres):

N/A

17. Is the site served by existing public utilities? Yes No
- a. If YES, does sufficient capacity exist to allow connection? Yes No
- b. If YES, will improvements be necessary to allow connection? Yes No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 61.7? Yes No
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate).

- a. Total contiguous acreage owned or controlled by project sponsor. 6.80 acres.
- b. Project acreage to be developed: 4.10 acres initially; 4.10 acres ultimately.
- c. Project acreage to remain undeveloped: 2.70 acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing 30; proposed 73
- g. Maximum vehicular trips generated per hour: 3.61 (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Ultimately	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

- i. Dimensions (in feet) of largest proposed structure: 35 height; 60 width; 440 length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? 383.82 ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? 0.00 tons/cubic yards.

3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

The site will be reclaimed for building lawn and some passive recreation areas.

b. Will topsoil be stockpiled for reclamation? Yes No

c. Will upper subsoil be stockpiled for reclamation? Yes No

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0.00 acres.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No

6. If single phase project: Anticipated period of construction: 18 months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated 1 (number)

b. Anticipated date of commencement phase 1: 9 month 2013 year, (including demolition)

c. Approximate completion date of final phase: 6 month 2016 year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No

8. Will blasting occur during construction? Yes No

9. Number of jobs generated: during construction 76; after project is complete 100

10. Number of jobs eliminated by this project 0.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount N/A

b. Name of water body into which effluent will be discharged N/A

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? 17.80 tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name Rte. 17K Transfer Sta ; location Newburgh, New York

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No

a. If yes, what is the anticipated rate of disposal? N/A tons/month.

b. If yes, what is the anticipated site life? N/A years.

18. Will project use herbicides or pesticides? Yes No

19. Will project routinely produce odors (more than one hour per day)? Yes No

20. Will project produce operating noise exceeding the local ambient noise levels? Yes No

21. Will project result in an increase in energy use? Yes No

If yes, indicate type(s)

The building will be designed as a green building with high efficiency heating plant and air conditioning system along with star energy appliances and light fixtures. The building will be more energy efficient than the existing structures near the site.

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day 12,420 gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

The project is intended to receive Orange County Industrial Development funds.

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Site Plan Approval Town of New Windsor Sewer and Water Permits.	August 2013
City, Town Zoning Board	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Other Local Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Orange County Planning Review	July 2013
Other Regional Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
State Agencies	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	NYSDOT Horizontal boring permit.	September 2013
Federal Agencies	<input type="checkbox"/> Yes	<input type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- | | | | |
|---|---|--|--------------------------------------|
| <input type="checkbox"/> Zoning amendment | <input type="checkbox"/> Zoning variance | <input type="checkbox"/> New/revision of master plan | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Special use permit | <input type="checkbox"/> Resource management plan | <input type="checkbox"/> Other |

2. What is the zoning classification(s) of the site?

HC Highway Commercial

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

138 bed assisted care facility.

4. What is the proposed zoning of the site?

HC Highway Commercial

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

HC Highway Commercial within a 1/4 mile of the site.

8. Is the proposed action compatible with adjoining/surrounding land uses with a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)?

Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

D. Informational Details

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

E. Verification

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

Applicant/Sponsor Name Charles P. May RLA Date 06/17/13

Signature *S/ Charles P. May*

Title President/CEO Charles P. May & Associates P. C.

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

PART 2 - PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

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

Instructions (Read carefully)

- a. Answer each of the 20 questions in PART 2. Answer **Yes** if there will be any impact.
- b. **Maybe** answers should be considered as **Yes** answers.
- c. If answering **Yes** to a question then check the appropriate box(column 1 or 2)to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- d. Identifying that an Impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- e. If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- f. If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

Impact on Land

1. Will the Proposed Action result in a physical change to the project site?

NO YES

Examples that would apply to column 2

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

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Construction or expansion of a sanitary landfill.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated floodway.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

2. Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.)

NO YES

• Specific land forms:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

Impact on Water

3. Will Proposed Action affect any water body designated as protected? (Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

NO YES

Examples that would apply to column 2

• Developable area of site contains a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Dredging more than 100 cubic yards of material from channel of a protected stream.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Extension of utility distribution facilities through a protected water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction in a designated freshwater or tidal wetland.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

4. Will Proposed Action affect any non-protected existing or new body of water?

NO YES

Examples that would apply to column 2

• A 10% increase or decrease in the surface area of any body of water or more than a 10 acre increase or decrease.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction of a body of water that exceeds 10 acres of surface area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

6. Will Proposed Action alter drainage flow or patterns, or surface water runoff?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|-------------------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action would change flood water flows | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action may cause substantial erosion. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action is incompatible with existing drainage patterns. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will allow development in a designated floodway. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON AIR

7. Will Proposed Action affect air quality?

NO YES

Examples that would apply to column 2

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

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Reduction of one or more species listed on the New York or Federal list, using the site, over or near the site, or found on the site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Removal of any portion of a critical or significant wildlife habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

9. Will Proposed Action substantially affect non-threatened or non-endangered species?

NO YES

Examples that would apply to column 2

• Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will Proposed Action affect agricultural land resources?

NO YES

Examples that would apply to column 2

• The Proposed Action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Construction activity would excavate or compact the soil profile of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• The Proposed Action would irreversibly convert more than 10 acres of agricultural land or, if located in an Agricultural District, more than 2.5 acres of agricultural land.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• The Proposed Action would disrupt or prevent installation of agricultural land management systems (e.g., subsurface drain lines, outlet ditches, strip cropping); or create a need for such measures (e.g. cause a farm field to drain poorly due to increased runoff).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON AESTHETIC RESOURCES

11. Will Proposed Action affect aesthetic resources? (If necessary, use the Visual EAF Addendum in Section 617.20, Appendix B.)

NO YES

Examples that would apply to column 2

• Proposed land uses, or project components obviously different from or in sharp contrast to current surrounding land use patterns, whether man-made or natural.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed land uses, or project components visible to users of aesthetic resources which will eliminate or significantly reduce their enjoyment of the aesthetic qualities of that resource.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Project components that will result in the elimination or significant screening of scenic views known to be important to the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON HISTORIC AND ARCHAEOLOGICAL RESOURCES

12. Will Proposed Action impact any site or structure of historic, prehistoric or paleontological importance?

NO YES

Examples that would apply to column 2

• Proposed Action occurring wholly or partially within or substantially contiguous to any facility or site listed on the State or National Register of historic places.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Any impact to an archaeological site or fossil bed located within the project site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will occur in an area designated as sensitive for archaeological sites on the NYS Site Inventory.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

- Other impacts: Yes No

IMPACT ON OPEN SPACE AND RECREATION

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

- NO YES

Examples that would apply to column 2

- The permanent foreclosure of a future recreational opportunity. Yes No
- A major reduction of an open space important to the community. Yes No
- Other impacts: Yes No

IMPACT ON CRITICAL ENVIRONMENTAL AREAS

14. Will Proposed Action impact the exceptional or unique characteristics of a critical environmental area (CEA) established pursuant to subdivision 6NYCRR 617.14(g)?

- NO YES

List the environmental characteristics that caused the designation of the CEA.

Examples that would apply to column 2

- Proposed Action to locate within the CEA? Yes No
- Proposed Action will result in a reduction in the quantity of the resource? Yes No
- Proposed Action will result in a reduction in the quality of the resource? Yes No
- Proposed Action will impact the use, function or enjoyment of the resource? Yes No
- Other impacts Yes No

1	2	3
Small to Moderate Impact	Potential Large Impact	Can Impact Be Mitigated by Project Change

IMPACT ON TRANSPORTATION

15. Will there be an effect to existing transportation systems?

NO YES

Examples that would apply to column 2

- | | | | | |
|--|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Alteration of present patterns of movement of people and/or goods. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will result in major traffic problems. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

IMPACT ON ENERGY

16. Will Proposed Action affect the community's sources of fuel or energy supply?

NO YES

Examples that would apply to column 2

- | | | | | |
|---|--------------------------|--------------------------|------------------------------|-----------------------------|
| • Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Other impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

NOISE AND ODOR IMPACT

17. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action?

NO YES

Examples that would apply to column 2

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

	1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated by Project Change
• Proposed Action will set an important precedent for future projects.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Proposed Action will create or eliminate employment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
• Other impacts:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

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

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

Part 3 - EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

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

Instructions (If you need more space, attach additional sheets)

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

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

To answer the question of importance, consider:

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

PROPOSED SUBJECT RENDERING

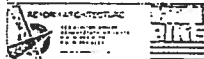
Crestmoore @ New Windsor

ASSISTED LIVING / SPECIAL NEEDS ASSISTED LIVING FACILITY



DOH DRAWING LIST

- 1 PRELIMINARY
- 2 EXTERIOR ELEVATION RENDERING
- 3 EXTERIOR ELEVATION RENDERING
- 4 EXTERIOR ELEVATION RENDERING
- 5 EXTERIOR ELEVATION RENDERING
- 6 EXTERIOR ELEVATION RENDERING
- 7 EXTERIOR ELEVATION RENDERING



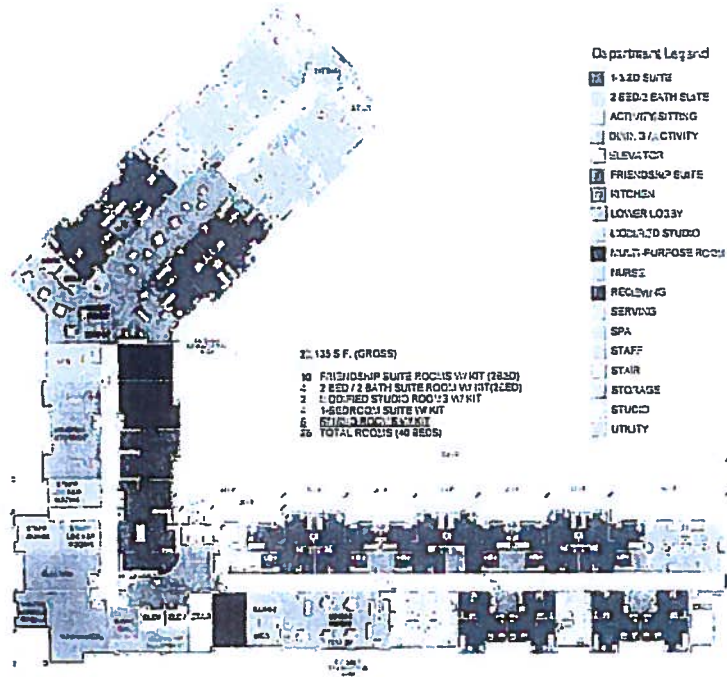
CRESTMORE @ NEW WINDSOR ASSISTED LIVING / SPECIAL NEEDS ASSISTED LIVING FACILITY

110 WINDSOR - 00000
110 WINDSOR - 00000

EXTERIOR ELEVATION RENDERING

PROPOSED FLOOR PLANS

(Lower Level)

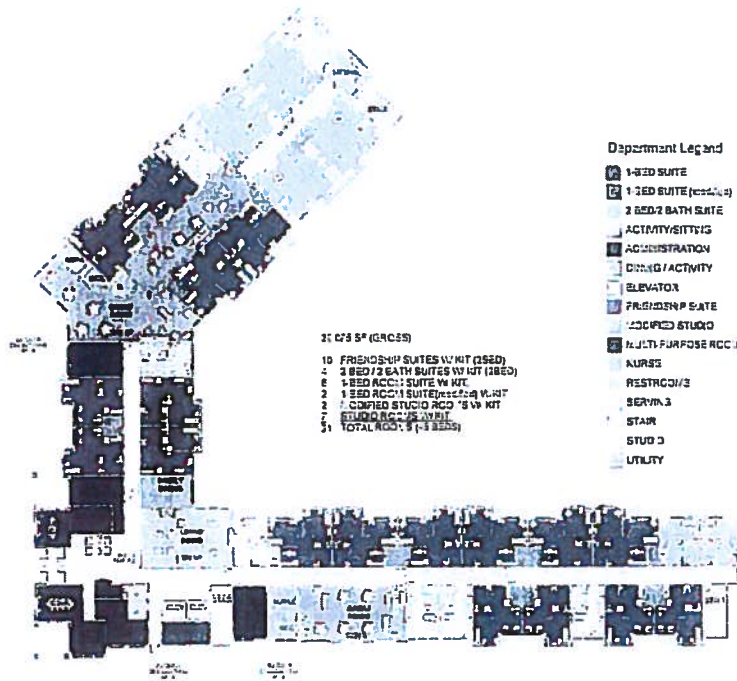


CRESTMORE @ NEW WINDSOR
SPECIAL NEEDS ASSISTED LIVING / ASSISTED LIVING
10/11/2018

LOWER LEVEL PLAN

PROPOSED SUBJECT FLOOR PLANS

(First Floor)

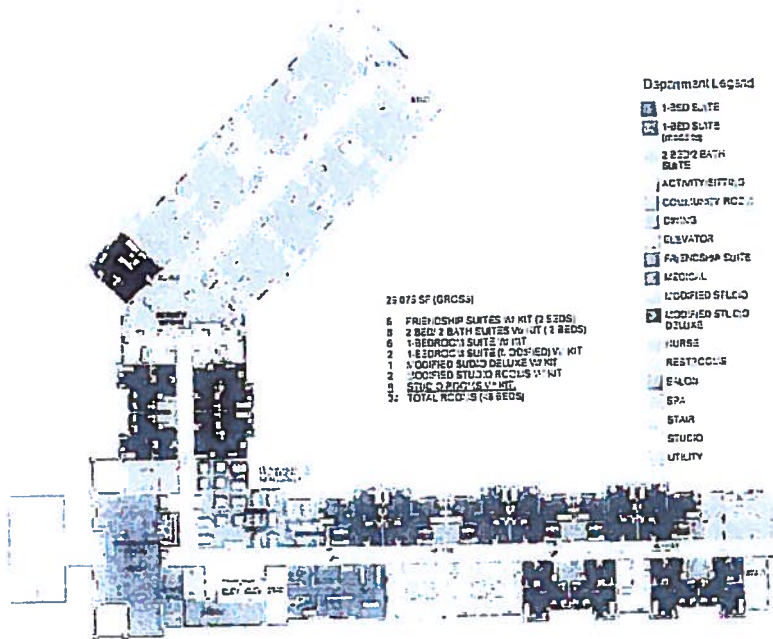


CREST/JORE @ NEW WINDSOR
 ASSISTED LIVING & SPECIAL NEEDS ASSISTED LIVING

FIRST FLOOR (LOBBY) PLAN

PROPOSED SUBJECT FLOOR PLANS

(Second Floor)



22,075 SF (GROSS)
 6 FRIENDSHIP SUITES w/ KIT (2 BEDS)
 2 2-BED 2 BATH SUITES w/ KIT (4 BEDS)
 6 1-BEDROOM SUITES w/ KIT
 2 1-BEDROOM SUITES w/ COOPED BY KIT
 1 COOPED STUDIO DELUXE w/ KIT
 2 COOPED STUDIO ROOMS w/ KIT
 9 STUDIO ROOMS w/ KIT
 32 TOTAL ROOMS (48 BEDS)

Department Legend

- 1-BED SUITE
- 1-BED SUITE (FRIENDSHIP)
- 2-BED 2 BATH SUITE
- ACTIVITY CENTER
- COMMUNITY ROOM
- DRIVE
- ELEVATOR
- FRIENDSHIP SUITE
- MEDICAL
- COOPED STUDIO
- COOPED STUDIO DELUXE
- NURSE
- RESTROOMS
- STUDIO
- SPA
- STAIR
- STUDIO
- UTILITY

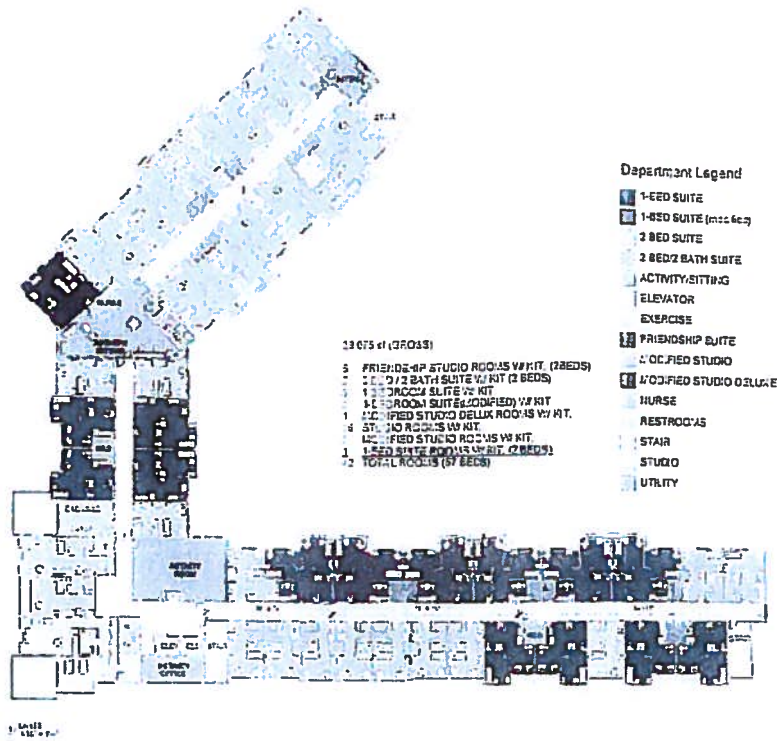


CRESTMORE @ NEW WINDSOR
 SPECIAL NEEDS ASSISTED LIVING / ASSISTED LIVING

SECOND FLOOR PLAN

PROPOSED SUBJECT FLOOR PLANS

(Third Floor)



CRESTMORE @ NEW WINDSOR
SPECIAL NEEDS ASSISTED LIVING / ASSISTED LIVING

THIRD FLOOR PLAN



OFFICE FOR THE AGING

Edward A. Diana
County Executive

Ann Marie Maglione
Director

October 22, 2013

Mr. Fred Straub
Crestmoore at New Windsor LLC
21 Carmel Heights
Wappingers Falls, NY 12590

Re: Request for Assisted Living Beds

Dear Mr. Straub:

We are writing today to offer our support for your application for the development of Assisted Living beds in the County of Orange. The application submitted by Crestmoore Living, to be located in New Windsor, New York would fill an important gap in our long-term care service delivery system.

Our Long-Term Care Council has identified the need for assisted living beds in the County of Orange. This need was recently identified in our Strategic Gaps analysis conducted by the Long Term Care Council (POE). We are confident that Crestmoore Living will provide high quality services to our residents.

We applaud the efforts of the New York State Department of Health in defining the need for assisted living beds and welcome the opportunity to work closely with Crestmoore Living in filling this unmet need. We would encourage you to reach out to us during your decision making process, as our Long Term Care Council continues to define the local need.

Thank you for allowing the Department of Social Services to voice our support for your application. If we can be of any assistance, please do not hesitate to contact me in the future.

Sincerely,

Ann Marie Maglione
Director

AMM:ls



Edward A. Diana
County Executive

DEPARTMENT OF SOCIAL SERVICES

David Jolly
Commissioner
Box Z, Quarry Road
Goshen, NY 10924
TEL (845) 291-4000 FAX (845) 291-4338
www.orangecountygov.com



October 15, 2013

Mr. Fred Straub
Crestmoore at New Windsor LLC
21 Carmel Heights
Wappingers Falls, NY 12590

Re: Request for Assisted Living Beds

Dear Mr. Straub,

We are writing today to offer our support for your application for the development of Assisted Living beds in the County of Orange. The application submitted by Crestmoore Living, to be located in New Windsor, NY would fill an important gap in our long-term care service delivery system.

Our Long-Term Care Council has identified the need for assisted living beds in the County of Orange. This need was recently identified in our Strategic Gaps analysis conducted by the Long Term Care Council (POE). While other providers are also considering an application for the development of this type of care, our need at this time outweighs the level of interest. We are confident that Crestmoore Living will provide high quality services to our residents.

We applaud the efforts of the New York State Department of Health in defining the need for assisted living beds and welcome the opportunity to work closely with Crestmoore Living in filling this unmet need. We would encourage you to reach out to us during your decision making process, as our Long Term Care Council continues to define the local need.

Thank you for allowing the Department of Social Services to voice our support for your application. If we can be of any assistance, please do not hesitate to contact me in the future.

Sincerely,

David Jolly
Commissioner