



Memorandum

DATE: April 1, 2014
TO: File
FROM: Mark N. Page, Jr. *MP*
RE: Utility Easement Assessment

Emily Lloyd
Commissioner

**Water for the Future Program: Rondout-West Branch Bypass Tunnel Repair
CEQR No. 10DEP042U**

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New York City Department of Environmental Protection (DEP) is proposing to construct a bypass tunnel around a leaking portion of the Delaware Aqueduct in the Roseton area of the Town of Newburgh (Orange County), New York. Construction is underway in the Town of Newburgh and Town of Wappinger (Dutchess County), New York.

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DEP is undertaking a two-part approach to the environmental review for the proposed WFF program. The first Environmental Impact Statement (EIS 1) provided a detailed analysis of the RWBT Shaft and Bypass Tunnel Construction project (Project 1). EIS 1 was scoped in August 31, 2011, with the Final Environmental Impact Statement (FEIS) Notice of Completion filed on May 18, 2012, and the Statement of Findings issued on June 28, 2012. Project 1 is expected to take several years to complete. EIS 1 evaluated construction of the bypass tunnel commencing in 2013 with completion in 2020. The current schedule for completion of the bypass tunnel is 2021 or 2022.

As described in EIS 1, the bypass tunnel will be constructed approximately 600 to 900 feet below grade. In order to complete this work, the City, acting through DEP, needs to acquire utility easements from property owners along the bypass tunnel route (Easements). The City's acquisition of the utility Easements is also needed to ensure protection of the bypass tunnel from any potential damage due to landowners' activities at or below the ground surface.

At the time DEP undertook preparation of EIS 1, design of the bypass tunnel was in its preliminary stage and the precise route of the bypass tunnel was not yet determined. Thus, DEP did not have sufficient information to design a plan to manage and protect such yet-to-be determined land. DEP issued a Technical Memorandum in September 2013 to support the easement program. This updated Technical Memorandum reflects the sale of Dynegy to a new owner, Helios Capital Management. As set forth below in the Technical Memorandum, the analysis has not changed from the original assessment since the property under the new ownership would be used for the same use as under the previous owner, and concludes that there are no new potential significant adverse environmental impacts from the proposed utility Easements that have not previously been addressed in EIS 1. This determination is based on the review of the original environmental assessment and enclosed Technical Memorandum for the design of the proposed project and evaluation of the modified project conditions.

**Rondout-West Branch Tunnel Bypass Tunnel
Utility Easements
Technical Memorandum**

Supplementary Documentation

for

**Water for the Future Program:
First Environmental Impact Statement (EIS 1)
Delaware Aqueduct RWBT Repair**

Prepared for:

New York City Department of Environmental Protection



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December 10, 2013

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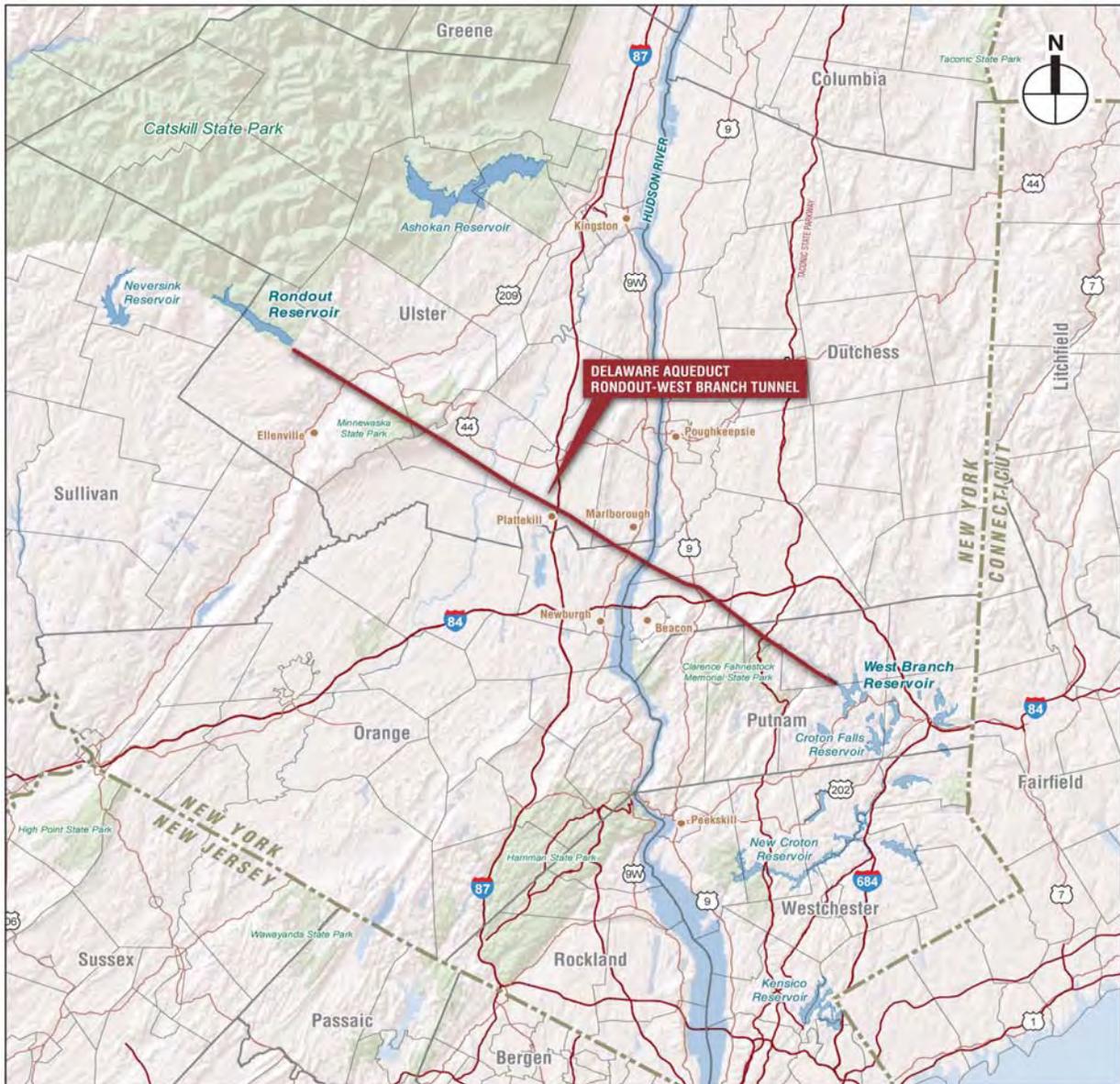
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1.0 OVERVIEW AND PURPOSE OF THIS TECHNICAL MEMORANDUM

As part of its overall mission, the New York City Department of Environmental Protection (DEP) is responsible for supplying clean drinking water to over eight million New York City (City) residents and one million upstate consumers in sufficient quantity to meet all present and future water demands. In furtherance of that mission, DEP is undertaking the “Water for the Future” (WFF) program which includes, among other things, constructing a bypass tunnel around a section of the City’s Rondout-West Branch Tunnel (RWBT) which is currently leaking (see Figure 1).

Figure 1: Delaware Aqueduct Rondout-West Branch Tunnel



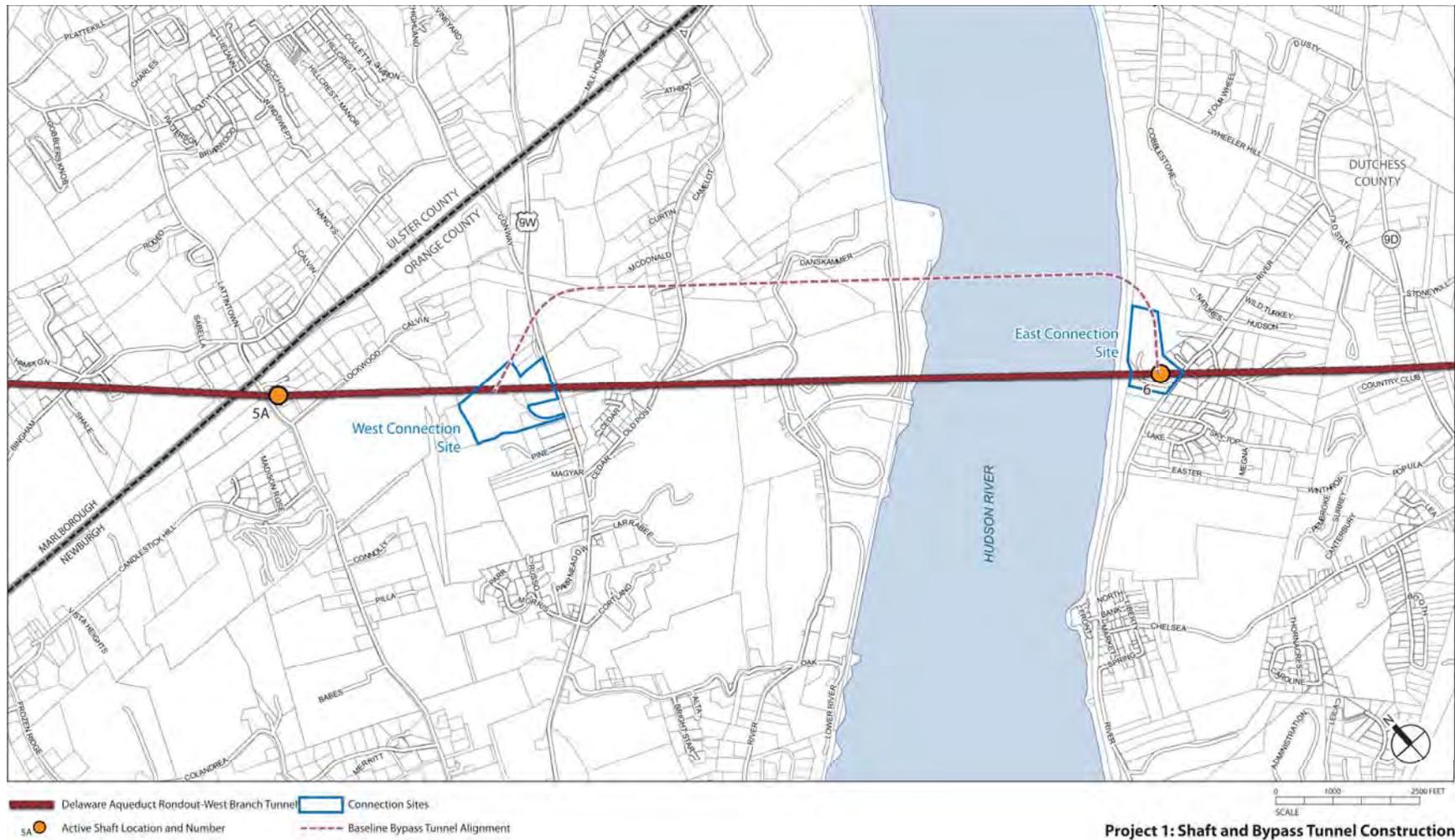
DEP is undertaking a two-part approach to the environmental review for the proposed WFF program. The first Environmental Impact Statement (EIS 1) provided a detailed analysis of the RWBT Shaft and Bypass Tunnel Construction project (Project 1). EIS 1 was scoped in August 31, 2011, with the Final Environmental Impact Statement (FEIS) Notice of Completion filed on May 18, 2012, and the Statement of Findings issued on June 28, 2012. Project 1 is expected to take several years to complete. EIS 1 evaluated construction of the bypass tunnel commencing in 2013 with completion in 2020. The current schedule for completion of the bypass tunnel is 2021 or 2022.

As described in EIS 1, the bypass tunnel will be constructed approximately 600 to 900 feet below grade (see Figure 2). To the west, the bypass tunnel will connect to the RWBT west of the Hudson River at a location in the vicinity (directly east of) DEP's existing Shaft 5A in the Town of Newburgh. This connection site (West Connection Site) is located west of New York State Route 9W, approximately 1,100 feet north of Old Post Road. The tunnel will extend eastward beneath the Hudson River to a location east of the Hudson River in the Town of Wappinger, Dutchess County, NY. This connection site (East Connection Site) is located on DEP's existing Shaft 6 property adjacent to River Road. In order to complete this work, the City, acting through DEP, needs to acquire utility easements from property owners along the bypass tunnel route (Easements).

The City's acquisition of the utility Easements is also needed to ensure protection of the bypass tunnel once it is constructed. If certain development activities were to be undertaken in the future on lands above and surrounding the bypass tunnel, such as construction of new or modified water supply wells, or certain work required to complete development activities (e.g. drilling or blasting), there would be the potential to adversely affect the bypass tunnel. The proposed utility Easements would, therefore, also include certain measures designed to protect the bypass tunnel from any potential damage due to landowners' activities at or below the ground surface.

At the time that DEP undertook preparation of EIS 1, design of the bypass tunnel was in its preliminary stage and the precise route of the bypass tunnel was not yet determined. Thus, DEP did not have sufficient information to design a plan to manage and protect such yet-to-be determined land. Since the specific route of the bypass tunnel has now been determined, DEP can now identify the rights it needs to acquire in order to construct, operate and maintain the bypass tunnel. To this end, DEP is proposing to acquire utility Easements that follow a proposed model Easement; the model Easement may be adjusted in minor respects based upon the specific property and project requirements. Appendix A includes the complete text of the proposed model Easement, other than the specific metes and bounds description for each parcel and language specific to two parcels that include existing wells. As described below, certain activities would be restricted within the proposed model Easement. This memorandum thus supplements the analysis in EIS 1, evaluating the potential for significant adverse impacts to the environment that may occur as a result of the proposed utility Easements. As set forth below, this analysis concludes that there are no potential significant adverse environmental impacts from the proposed utility Easements that have not previously been addressed in EIS 1.

Figure 2: Project 1 Shaft and Bypass Tunnel Construction



1.1 Purpose and Need

The City's Water Supply System is one of the largest surface water storage and supply utilities in the world, with watersheds covering a total of 1,971 square miles. It is the primary drinking water source for over eight million residents of the City and one million upstate users. To ensure the continued safe and reliable transmission of drinking water from the watershed to consumers in sufficient quantity to meet present and future water demands, DEP will construct a bypass tunnel around the leaking portions of the Delaware Aqueduct in Roseton, NY. The bypass tunnel will allow continued conveyance of up to 900 million gallons per day (MGD) and an average of 600 MGD of the City's Delaware System water supply, or approximately 50 percent of the City's water supply. The bypass tunnel will be integral to DEP's WFF program that will improve the reliability of the City's Water Supply System by repairing the Delaware Aqueduct while continuing to provide uninterrupted, high quality water to DEP's customers. The proposed utility Easements are required to construct, operate, and maintain the bypass tunnel, and also to protect this critical piece of infrastructure from future development activities by landowners that might affect the integrity of the bypass tunnel once it is in service and/or interfere with its operations.

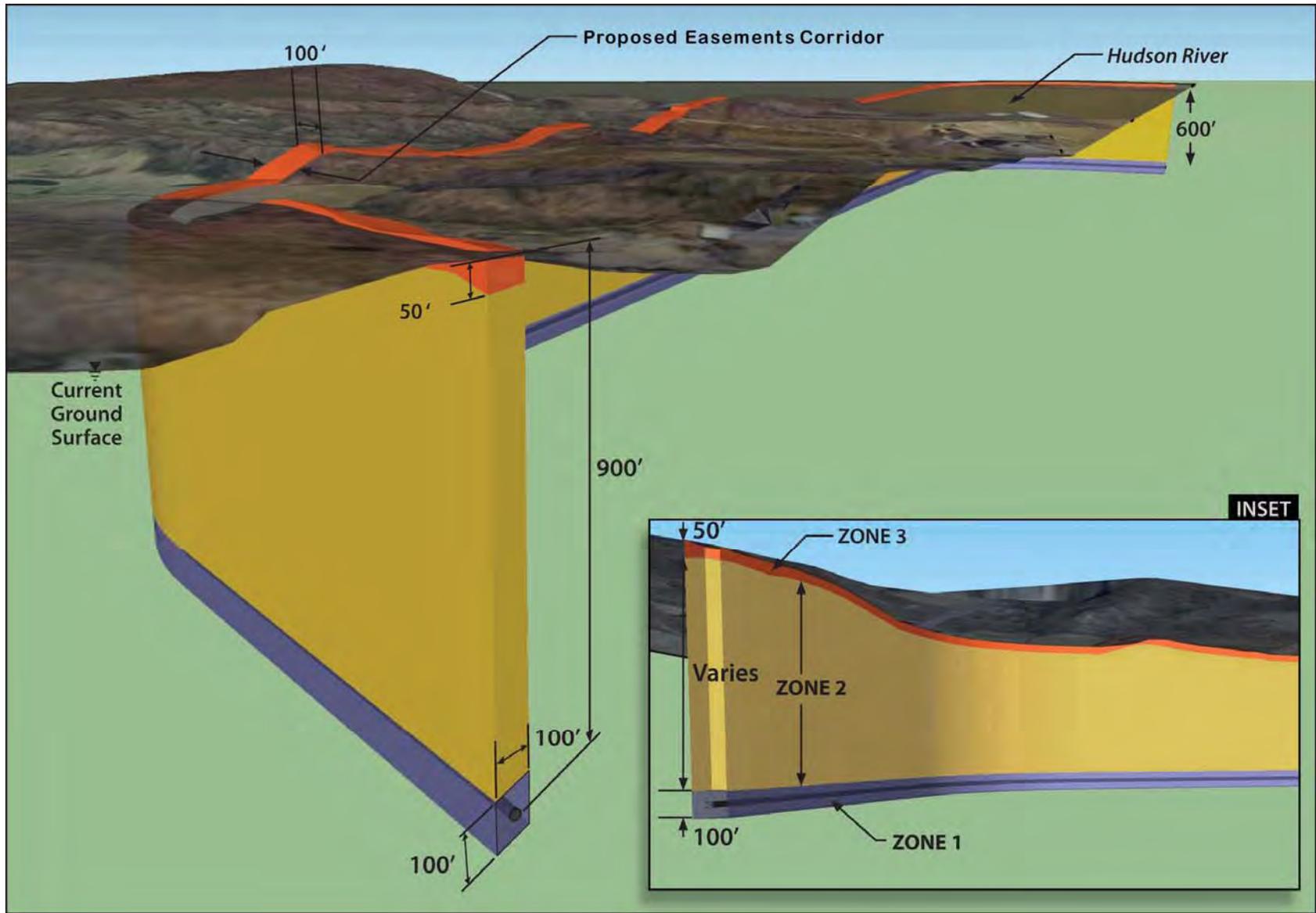
A utility easement provides the beneficiary agency with the right to use and access a particular part of a property. Utilities commonly have associated easements that follow a path through which the utility's transmission mains or lines pass above and/or below ground (e.g. water, sewer, gas, electrical, telephone or cable lines). The City owns many easements related to its approximately 7,000 miles of water mains, tunnels and aqueducts, 7,500 miles of sewer lines, 96 pump stations, and 14 in-City wastewater treatment plants. DEP is currently pursuing a willing-buyer, willing-seller approach to acquisition of utility Easements from landowners with properties in the bypass tunnel route in advance of bypass tunnel construction. For some property acquisitions, DEP may alternately require the use of eminent domain (N.Y. Eminent Domain Procedure Law; N.Y. Public Authorities Law §§1266, 1267) related to the subsurface easements needed for the bypass tunnel route. Protection of the bypass tunnel using utility Easements would help ensure DEP's investment, and the long term viability of the City's Delaware System water supply to its millions of customers.

1.2 Project Description

The bypass tunnel will be approximately 13,543-feet long and 22-feet wide, and will extend from the Town of Newburgh in Orange County eastward to the Town of Wappinger in Dutchess County at depths between approximately 600 to 900 feet below the current ground surface. Shafts will be constructed on City-owned land at the connection points at each end of the bypass tunnel. The shaft in the Town of Newburgh will extend to a depth of approximately 900 feet below grade, while the shaft in the Town of Wappinger will extend to a depth of approximately 600 feet below grade. Refer to EIS 1, Chapter 2 for a description of the anticipated construction activities and phases of the shaft and bypass tunnel construction, as well as construction practices.

The proposed model Easement – and each proposed utility Easement that comprises the proposed Easements corridor – would extend 50 feet horizontally on either side of the center line of the tunnel, for a total width of 100 feet. Within that 100-foot wide corridor, the easement would consist of three distinct, vertically-defined “zones” between the bypass tunnel and the

Figure 3: Proposed Easements Corridor Diagram



existing ground surface, each with provisions that would restrict certain development activities. The proposed zones within the proposed Easements corridor – from deepest to most shallow relative to the current ground surface – are described below (See Figure 3 and Appendix A).

- *Zone 1* – the 100-foot zone centered on the bypass tunnel (e.g. 50 feet above and 50 feet below the center of the bypass tunnel). The bypass tunnel will be built at approximately 600 feet below sea level based on DEP’s Bureau of Water Supply datum for the RWBT. Due to topography variations, the depth of the bypass tunnel along its route will vary from approximately 900 feet to 600 feet below the current ground surface, so the actual distance from ground surface to the top of Zone 1 would vary accordingly.
- *Zone 2* – the zone that encompasses the vertical extent from the top of Zone 1 to 50 feet below current ground surface. The total vertical extent of Zone 2 would vary along the bypass tunnel route depending on the surface elevation at a given tunnel location. The vertical extent of Zone 2 would be from between approximately 850 feet to 550 feet below the current ground surface – depending on the surface elevation at a given location along the bypass tunnel route – to 50 feet below the current ground surface.
- *Zone 3* – the zone that encompasses the vertical extent of the 50 feet that lies between the top of Zone 2 and the current ground surface.

The proposed utility Easements would not result in any physical change to the current ground surface, subsurface structures or land features. As described below, with the exception of prohibiting future well drilling within each proposed utility Easement, and prohibiting modifications to existing wells (of which only two are known), the proposed utility Easements would not restrict future expansion or modification of existing structures, or development of parcels above or at grade, or to a depth of (or shallower than) 50 feet below current ground surface, provided that such activities do not harm the bypass tunnel. Proposed restrictions and allowable activities that could occur in each zone are described below.

- Activities in Zone 1 – Within this deepest zone, the proposed utility Easements would: prohibit owners of the parcels from conducting any activities; provide DEP full rights to construct, operate, inspect, monitor, maintain, and repair the bypass tunnel for conveyance of water as part of the DEP water supply; and make all structures, materials, and facilities installed within the proposed Easements corridor the property of the City.
- Activities in Zone 2 – Within Zone 2, the proposed utility Easements would prohibit landowners from well drilling, blasting, mining, and high pressure well improvement activities (e.g. air or water injection) to existing wells.
- Activities in Zone 3 – Within this shallowest zone, the proposed utility Easements would prohibit landowners from well drilling, or high pressure well improvement activities (e.g. air or water injection) to existing wells. However, landowners would retain the right to blast, mine, and excavate to a maximum depth of 50 feet below the current ground surface within the proposed Easements corridor, provided that such activities do not harm the tunnel.

The bypass tunnel route will extend beneath a total of 28 properties (see Figure 4). Two of these parcels are DEP properties not subject to easement requirements or approvals, and are therefore excluded from the analysis herein. Utility Easements or approvals are needed on the remaining 26 parcels, and are evaluated in this document since they have portions of land within the bypass tunnel route (Easements corridor).

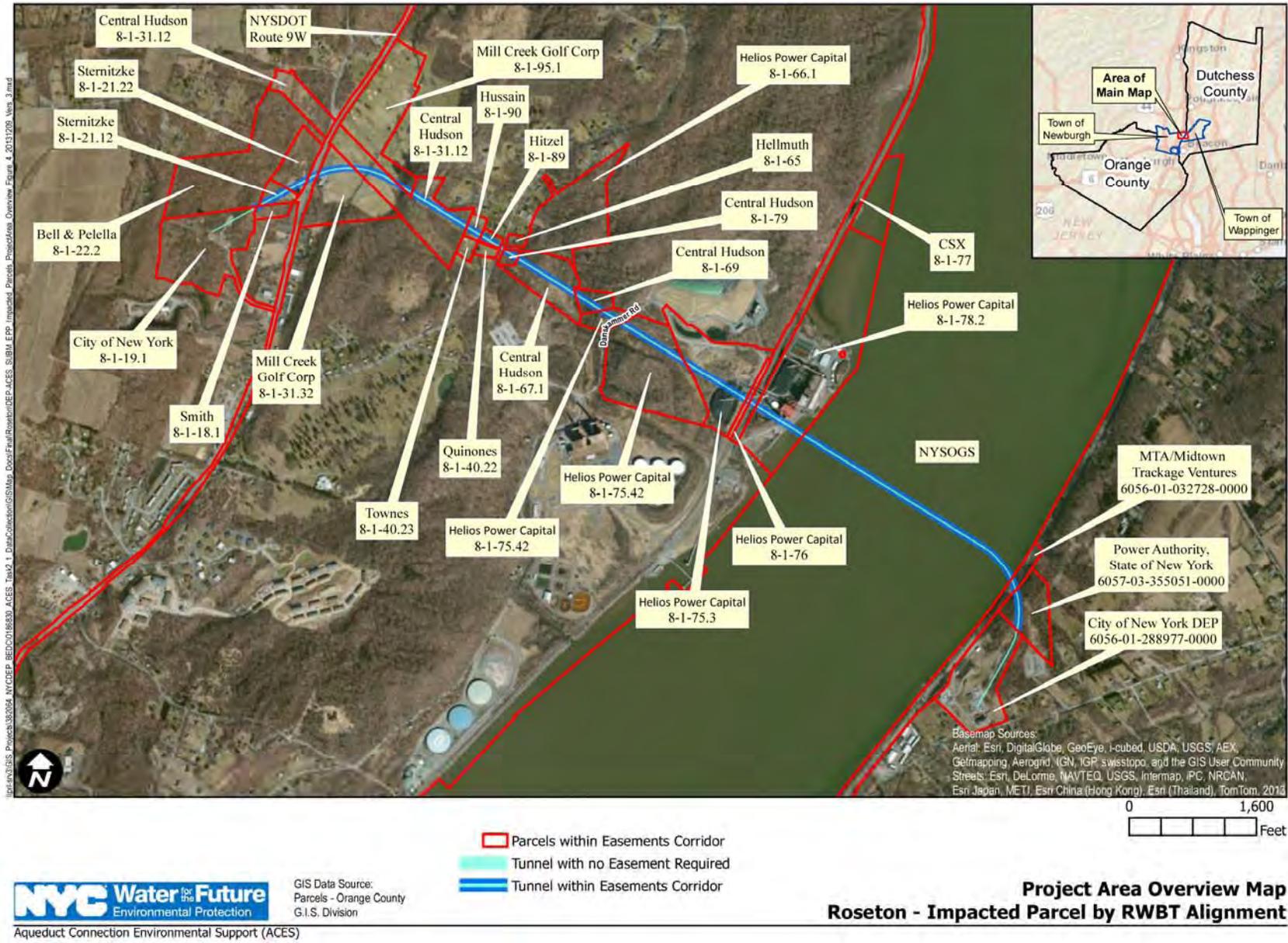
Twenty-three parcels within the proposed Easements corridor are located west of the Hudson River in the Town of Newburgh (Orange County), one parcel is located in open water (the Hudson River), and two parcels are located east of the Hudson River in the Town of Wappinger (Dutchess County). As described further in Section 3.1, land uses in these parcels include residential (most with single family homes, some vacant), utilities (electric transmission and power generation), recreational (a nine-hole golf course with an associated club restaurant), public right-of-way (roads), public service/transportation (railroads), and open water.

Of the 26 parcels within the proposed Easements corridor, ten of the parcels, all located west of the Hudson River, are currently documented to have water supply wells according to the Town of Newburgh Building Department and Orange County Real Property Tax Agency. Many of these wells were constructed in the 1980s and their depths are understood to be shallower than the depth of the planned bypass tunnel (e.g. all are believed to be less than approximately 500 feet below grade). All but two of the ten wells are located outside the proposed Easements corridor.

The two wells within the proposed Easements corridor are located on two parcels (with the same landowner) and are believed to be less than 250 feet deep. As described above, the proposed utility Easements would prohibit future well drilling and modifications to existing wells within the proposed Easements corridor. For the two parcels within the proposed Easements corridor, there would be no restrictions on the continued use of the two wells at their existing depths. However, the proposed utility Easements for these two parcels would allow the City to permanently restrict future well improvements, including, but not limited to; installation of metal plugs preventing future deepening of the wells and caps identifying that the wells may not be deepened or improved. If either well ever fails, the landowner would be required to abandon the well(s) once a new water supply is developed outside the proposed Easements corridor. At the time of conveying the proposed Easements, this landowner would be paid for the full expected cost of developing such new water supplies, even though the existing wells might remain in service for decades.

According to the Dutchess County Real Property Tax Agency, owners of the two parcels within the proposed Easements corridor on the east side of the Hudson River in the Town of Wappinger do not rely on groundwater wells for water supply. Based on the existing use and configuration of these two properties, these parcels are unlikely to be redeveloped in the future. Should such redevelopment be proposed in future, the proposed utility Easements would prohibit future well drilling within the proposed Easements corridor on these two parcels. However, the landowners may have the opportunity to connect to an expansion of the water supply distribution system currently under development by the Town of Wappinger, provided connection pipes remain within 50 feet of current ground surface (Zone 3). Furthermore, the proposed utility Easements would allow these landowners to construct wells within portions of their properties located outside the proposed Easements corridor. See Appendix B for a listing of all parcels that would be affected by the proposed utility Easements and their current sources of potable water.

Figure 4: Properties within the Bypass Tunnel Route



1.3 Project Area Summary

The bypass tunnel will be approximately 13,543-feet long and 22-feet wide. The proposed utility Easements would encompass a 100-foot wide corridor centered on the tunnel, total approximately 27.09 acres, and extend below the surface as described herein. The proposed utility Easements would cover approximately 19.73 acres across 25 land parcels (excluding the two DEP parcels) and approximately 7.36 acres through the single open water property. Twenty-three properties (comprised of 19 developed parcels located outside the rights-of-way of mapped streets¹, two vacant parcels, and two rights-of-way) are located west of the Hudson River in the Town of Newburgh in Orange County, and two parcels are located east of the Hudson River in the Town of Wappinger in Dutchess County (see Figure 4). Shafts will be constructed on City-owned land at the connection points at each end of the bypass tunnel. The shaft in the Town of Newburgh will extend to a depth of approximately 900 feet below grade, while the shaft in the Town of Wappinger will extend to a depth of approximately 600 feet below grade.

1.4 Permits and Approvals

DEP is actively obtaining, tracking and maintaining required federal, State, county and town permits and approvals required for construction and operation of the bypass tunnel and Shafts under Project 1, as discussed in EIS 1. In addition to acquiring the proposed utility Easements, DEP will be seeking authorization from the New York State Office of General Services (OGS) and New York State Department of Transportation (NYSDOT) for construction of the bypass tunnel under their respective properties. There are no federal, State, county, or town permits or approvals required for the proposed utility Easements beyond those required as part of the City's land acquisition process. For some property acquisitions, DEP may alternately require the use of eminent domain (N.Y. Eminent Domain Procedure Law; N.Y. Public Authorities Law §§1266, 1267) related to the subsurface easements needed for the bypass tunnel route.

2.0 STATE ENVIRONMENTAL QUALITY REVIEW ACT AND CITY ENVIRONMENTAL QUALITY REVIEW REQUIREMENTS

Any proposed easement funded by a State agency or directly undertaken by a State or local agency must comply with the provisions of the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 NYCRR 617). As a consequence, the proposed utility Easements are subject to review under SEQRA. In addition, since the proposed utility Easements are being undertaken by a City agency, they are also subject to review under the City Environmental Quality Review (CEQR) requirements, as set forth in Executive Order 91 of 1977 and its amendments.

Review of the proposed utility Easements under SEQRA and CEQR is being undertaken through the completion of this Technical Memorandum and appended documentation to supplement the evaluation included in EIS 1 for the RWBT Shaft and Bypass Tunnel Construction project.

¹ Two of these parcels, 8-1-31.12 Central Hudson and 8-1-75-42 Helios Power Capital, cross a road and are labeled on each side of the road in Figure 4.

3.0 PROPOSED UTILITY EASEMENTS IMPACT ASSESSMENT

This section includes an assessment of potential significant adverse impacts that could result from implementation of the proposed utility Easements on the properties subject to the proposed utility Easements. The assessment in this Technical Memorandum is limited to the following impact categories: land use, zoning, public policy, development potential, coastal zone consistency, and socioeconomic conditions. Assessment of the potential significant adverse impacts resulting from implementation of the proposed utility Easements on the remaining SEQRA and CEQR impact categories (land, natural resources, air, agricultural land resources, aesthetic resources, historic and archaeological resources, open space and recreation, shadows, critical environmental areas, transportation, energy, noise and odor, public health, and growth and character of community or neighborhood) is not required since the proposed utility Easements would not cause any physical changes that would result in any related impacts. This Technical Memorandum also includes an evaluation of alternatives (e.g. DEP's potential use of eminent domain)².

An impact of the proposed utility Easements on land use, zoning, public policy, and socioeconomic conditions could potentially result from restrictions on the ability of a landowner to drill a new water supply well, modify an existing well, or excavate deeper than 50 feet below the current ground surface within the proposed utility Easements. The proposed utility Easements would also apply to other types of wells, such as geothermal wells. Geothermal wells consist of heat pump systems where water is circulated between the building and an underground pipe loop within the earth's crust's constant temperature, generally located deep below ground (e.g. 300 feet or more). Due to the required depth of geothermal wells, development of geothermal wells would not be permitted within the proposed utility Easements. However, as described in this document, development of both water supply wells and geothermal wells could occur in the portions of parcels outside of the proposed utility Easements. An impact on land use, zoning, public policy, and socioeconomic conditions could also potentially result from the proposed utility Easements' restrictions on the ability of landowners to mine or blast within certain zones of the proposed utility Easements. This document includes an evaluation of the potential for the above-noted restrictions that would be imposed by the proposed utility Easements to: limit landowners abilities to develop land; and/or limit related real estate-related tax revenues to the Towns of Newburgh and Wappinger compared to what might otherwise be realized.

Of the 28 parcels that that overlap with the proposed bypass tunnel route and would potentially be subject to the proposed utility Easements, two are City (DEP) owned properties and not subject to the proposed utility Easements. Therefore, these two parcels are not included in the analysis herein. The remaining 26 parcels include one parcel beneath the Hudson River, and two public right-of-way parcels in the Town of Newburgh, through which the subject utility Easements are authorized by New York State and the Town of Newburgh and do not require further analysis as noted in the below screening assessments. Therefore, there are 23 parcels with either existing development or the potential to be developed (development parcels) within the

² N.Y. Eminent Domain Procedure Law; N.Y. Public Authorities Law §§1266, 1267

proposed Easements corridor; 21 are in the Town of Newburgh, and two are in the Town of Wappinger (see Table 1).

According to the Town of Newburgh Building Department and Orange County Real Property Tax Agency, of the 23 parcels located west of the Hudson River, ten are currently documented to have water supply wells, only two of which are within the proposed Easements corridor. As for the two properties on the east side of the Hudson River, according to the Dutchess County Real Property Tax Agency neither of the two parcels in the Town of Wappinger has existing water supply wells (see Table 1 and Appendix B).

Table 1: Overall Distribution of Parcels and Water Supply Wells within the Proposed Easements Corridor

Location	Number of Parcels that Require an Easement or Approval	Number of Parcels with Documented Water Supply Wells¹	Documented Water Supply Wells with the Proposed Easements Corridor
Hudson River	1	0	0
Orange County (Town of Newburgh)	23	10	2
Dutchess County (Town of Wappinger)	2	0	0
Total	26	10	2

Notes:

¹ Town of Newburgh Building Department and Orange County Real Property Tax Agency records.

As previously noted, the proposed utility Easements would only affect two parcels (with one landowner) that are known to contain existing wells. The proposed utility Easements would not restrict the continued use of these wells at their existing depths. However, if either well fails, the landowner would be required to abandon the well(s) once a new water supply is developed outside the proposed Easements corridor on their parcel. Although the existing wells might remain in service for decades, at the time of conveying the proposed Easements, this landowner would be paid for the expected cost of such new water supplies.

The proposed utility Easements would not restrict any landowner from drilling new water supply or other types of wells within portions of their parcels outside of the 100-foot wide proposed Easements corridor. Furthermore, as previously noted, where parcels are located in the Town of Wappinger, there could be a potential to be connected to the Town water supply distribution systems, if required, provided connection pipes remain within 50 feet of current ground surface (Zone 3).

3.1 Land Use, Zoning and Public Policy

Sections 3.1.1 through 3.1.3 present the land use, zoning and public policy assessment, respectively, of the properties potentially affected by the proposed utility Easements. Sections 3.1.4 and 3.1.5 present an analysis of the development potential and coastal zone consistency

assessment of the properties. Each section presents an explanation of specific parcels that were screened from further analysis, followed by an assessment of the remaining parcels.

3.1.1 Land Use

The proposed Easements corridor would not displace any known existing land uses or alter known development trends. A variety of land uses exist on the 26 parcels within the proposed Easements corridor including: residential uses on seven parcels; vacant land uses on two parcels; utility/transmission uses on four parcels, public utility land use on one parcel; utility/power generation uses (currently an unused power generation site use) on five parcels; transportation uses (railroads) on two parcels; recreational uses on two parcels; public right-of-way on two parcels (Route 9W and Danskammer Road), and; one parcel of open water (the Hudson River) (see Table 2).

Parcels with residential uses are generally located along the western end of the proposed Easements corridor along Route 9W and Old Post Road in the Town of Newburgh. Two parcels with vacant uses are located along the westernmost end of the proposed Easements corridor. Public utility uses within the proposed Easements corridor include: power generation uses comprised of a closed power generation facility (currently an unused power generation site use, as noted above) owned by Helios Power Capital located on five parcels between Old Post Road and the Hudson River; properties and built structures associated with a transmission line maintained by Central Hudson Gas and Electric (CHG&E), which extends from the western portion of the proposed Easements corridor east towards the Hudson River; and a public utility parcel owned by the Power Authority of the State of New York (PAS NY) and located on the eastern portion of the proposed Easements corridor in the Town of Wappinger. Other utilities within the proposed Easements corridor include railroad lines located along both banks of the Hudson River. Namely, CSX maintains a freight rail line on the west bank of the Hudson River, while Midtown Trackage Ventures owns a passenger and freight rail line on the east bank which is under long-term lease to the Metropolitan Transportation Authority (MTA).

As described in Section 1.2, “Project Description”, the proposed utility Easements would enable the construction, operation and maintenance of the bypass tunnel, and would introduce certain measures designed to protect the bypass tunnel from any potential damage due to landowners’ development activities (e.g. drilling or blasting) at or below the ground surface. As described below in Section 3.1.2, “Zoning”, the proposed utility Easement’s restrictions on certain activities would not inhibit any development allowed under existing zoning regulations on any parcel within the proposed Easements corridor in either the Town of Newburgh or the Town of Wappinger.

Table 2: Existing Land Use within the Proposed Easements Corridor

Tax Map ID	Landowner(s)	Town/County Land Use Classification ^{1,2}	NY State Land Use Classification ³	Town, County
8-1-22.2	Bell, William E. & Robert Jr. & Pelella, Charles A.	Vacant Land	Vacant Land	Town of Newburgh, Orange County
8-1-18.1	Smith, Robert J.	Vacant Land	Vacant Land	
8-1-21.12	Sternitzke, Joan M. and Joyce	Residential	Residential	
8-1-21.22	Sternitzke, Joan M. and Joyce	Residential	Residential	
N/A (Route 9W)	New York State Department of Transportation	Public Right-of-Way	-	
8-1-31.32	Mill Creek Golf Corporation	Recreation/Golf Course	Entertainment and Recreation	
8-1-31.12	Central Hudson Gas and Electric	Utility/Transmission	Public Service	
8-1-95.1	Mill Creek Golf Corporation	Recreation/Golf Course	Entertainment and Recreation	
8-1-90	Hussain, Zahid and Zahid, Amina	Residential	Residential	
8-1-89	Hitzel, Paul S.	Residential	Residential	
8-1-40.22	Quinones, Augustine and Maria	Residential	Residential	
8-1-40.23	Townes, Michael J. and Jessica A.	Residential	Residential	
8-1-65	Wood-Hellmuth, Jeanna & Hellmuth, Walter	Residential	Residential	
8-1-66.1	Helios Power Capital	Utility/Power Generation	Public Service	
8-1-79	Central Hudson Gas and Electric	Utility/Transmission	Public Service	
8-1-67.1	Central Hudson Gas and Electric	Utility/Transmission	Public Service	
8-1-69	Central Hudson Gas and Electric	Utility/Transmission	Public Service	
8-1-75.42	Helios Power Capital	Utility/Power Generation	Public Service	
N/A (Danskammer Rd)	Town of Newburgh	Public Right-of-way	-	
8-1-75.3	Helios Power Capital	Utility/Power Generation	Public Service	
8-1-76	Helios Power Capital	Utility/Power Generation	Public Service	
8-1-77	CSX Corp.	Public Service/Transportation	Public Service	
8-1-78.2	Helios Power Capital	Utility/ Power Generation	Public Service	
N/A (Hudson River)	New York State Office of General Services	Open Water	-	New York State
6056-01-032728-0000	Midtown Trackage Ventures/MTA	Public Service/Transportation	Public Service	Town of Wappinger, Dutchess County
6057-03-355051-0000	New York State Power Authority	Public Utility	Public Service	

Notes:

¹ Dutchess County Department of Real Property Tax Service Agency

² Orange County Department of Real Property Tax Service Agency

³ <http://www.tax.ny.gov/research/property/assess/manuals/vol6/ref/prclas.htm>

Based on correspondence with the Town of Newburgh (see Appendix C), there are no known proposals for redevelopment actions that have been submitted to the Town of Newburgh for any of the parcels that are within the proposed Easements corridor. As previously noted, the proposed utility Easements would restrict the ability of a landowner to develop a new or modified water supply well or other type of well (e.g. geothermal) within the proposed Easements corridor. The parcels with existing uses that include rights-of-way, open water, transportation, and utility transmission lines, do not currently include a local water supply component and are not anticipated to require local water supply in future. Additionally, new or expanded wells could be developed by landowners within portions of their properties located outside the proposed Easements corridor. Furthermore, there is a low likelihood of these parcels undergoing a change in land use designation, as they are anticipated to maintain their current uses in serving the public. Therefore, the restriction of the proposed utility Easements that prohibits the installation of new wells or modification of existing wells within the proposed Easements corridor is not anticipated to affect the parcels with these land use designations due to their current and reasonably anticipated land uses.

In addition to water supply well development restrictions, the proposed utility Easements would restrict blasting within Zone 1 and Zone 2, as described in Section 1.2, "Project Description". Similar to the proposed utility Easement's water supply well development restrictions, the proposed utility Easements' restrictions on blasting are not anticipated to affect a number of parcels due to their current and reasonably projected land uses. The potential for blasting is generally associated with work in bedrock. Depths to bedrock range from exposure at grade to depths approximately equal to or greater than seven feet below the current ground surface along the full length of the proposed Easements corridor. However, the need for blasting to accommodate construction within the proposed Easements corridor would typically be within the proposed utility Easement zone that allows blasting (Zone 3). Additionally, if bedrock exists within Zone 3, structures would likely be built directly on bedrock.

The parcels with rights-of-way are not anticipated to require construction that would entail blasting. The proposed utility Easements' blasting restrictions are not anticipated to affect the expansion of existing structures or the construction of new structures on the remaining parcels within the aforementioned land use designations. As a result, ten parcels with utility/transmission uses (power transmission lines), transportation uses (railroads), public right-of-way (roads), and public electric utility, were screened from further analysis (see Table 3).

Table 3: Parcels Screened out of Further Land Use Analysis

Tax Map ID	Landowner(s)	Land Use^{3,4}	Town, County
N/A (Route 9W)	NYSDOT	Right-of-Way	Town of Newburgh, Orange County
8-1-31.12	Central Hudson Gas and Electric	Utility/Transmission	
8-1-79	Central Hudson Gas and Electric	Utility/Transmission	
8-1-67.1	Central Hudson Gas and Electric	Utility/Transmission	
8-1-69	Central Hudson Gas and Electric	Utility/Transmission	
N/A (Danskammer Rd)	Town of Newburgh	Right-of-Way	
8-1-77	CSX Corp.	Public Service/Transportation	
N/A (Hudson River)	New York State Office of General Services (NYSOGS)	Open Water	New York State
6056-01-032728-0001	Midtown Trackage Ventures/MTA	Public Service/Transportation	Town of Wappinger, Dutchess County
6057-03-355051-0000	Power Authority of the State of New York (NYPA)	Public Utility	

Fourteen of the remaining 16 parcels selected for further analysis (Table 4) are developed and include residential uses, utility uses (power generation), or recreational uses. The remaining two parcels are vacant.

The proposed utility Easements would not displace any existing land uses, nor disrupt ongoing development trends of these parcels, as the proposed utility Easements would not restrict the development of any potential future surface land uses on these sites, such as the construction of new buildings or expansion of existing structures. While blasting is not anticipated should such expansions occur, the need for blasting to accommodate construction within the proposed Easements corridor would typically be within the proposed utility Easement zone that allows blasting (e.g. Zone 3). Additionally, if bedrock exists shallower than 50 feet below the current ground surface, structures would likely be built directly on bedrock.

The ability of a landowner to expand an existing water supply well or develop a new water supply well on these parcels would be restricted only within the proposed Easements corridor. As shown in Table 4, new or modified water supply wells in 11 of the 14 parcels (Helios Power Capital parcels 8-1-75.42, 8-1-75.3 and 8-1-76 are contiguous and transferred as a single parcel under the deed, and are therefore analyzed as a single parcel) would be prohibited in a relatively small percentage of the overall parcel (ranging from 0.3% to 9.5%). New or modified water supply wells would be prohibited within approximately 35.1%, 39.7%, and 67.7% of the total area of each of the remaining three of the 14 parcels, respectively.

In addition to restrictions on blasting and well development within the proposed Easements corridor, there would be a restriction on mining. There are currently no mining operations within

³ http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess_map.htm

⁴ Orange County Department of Real Property Tax Service Agency

the 16 parcels selected for further land use analysis. The parcels owned by CHG&E for power transmission lines and the parcels owned by Helios Power Capital within the Town of Newburgh Industrial (I) Zoning District are the only parcels where subsurface land uses, such as a quarry, are currently permitted (subject to Planning Board approval). In addition to the above-noted reasons for screening out the CHG&E properties from further land use analyses, although mining uses are permitted, future mining activities are not anticipated within these parcels, as it is not currently anticipated that the current site use will change to include mining or quarry operations (see Section 3.2.6). Similarly, it is not currently anticipated that use of the parcels owned by Helios Power Capital, currently the site of a closed power generation facility, will change to include mining or quarry operations (see Section 3.2.6).

Consequently, the proposed utility Easements would not result in a significant adverse impacts on land use for any parcels within the proposed Easements corridor.

Table 4: Parcels Selected for Further Land Use Analysis

Tax Map ID	Landowner(s)	% of Parcel within the Proposed Easements corridor	Land Use ^{5,6}	Town, County
8-1-22.2	Bell , William E. & Robert Jr. & Pelella, Charles A.	0.3%	Vacant Land	Town of Newburgh, Orange County
8-1-18.1	Smith, Robert J.	6.0%	Vacant Land	
8-1-21.12	Sternitzke, Joan M. and Joyce	39.7%	Residential	
8-1-21.22	Sternitzke, Joan M. and Joyce	9.5%	Residential	
8-1-31.32	Mill Creek Golf Corporation	6.7%	Recreation/Golf Course	
8-1-95.1	Mill Creek Golf Corporation	2.9%	Recreation/Golf Course	
8-1-90	Hussain, Zahid and Zahid, Amina	35.1%	Residential	
8-1-89	Hitzel, Paul S.	67.7%	Residential	
8-1-40.22	Quinones, Augustine and Maria	1.9%	Residential	
8-1-40.23	Townes, Michael J. and Jessica A.	1.9%	Residential	
8-1-65	Wood-Hellmuth, Jeanna and Hellmuth, Walter	1.4%	Residential	
8-1-66.1	Helios Power Capital	0.5%	Utility/Power Generation	
8-1-75.42	Helios Power Capital	9.5%	Utility/Power Generation	
8-1-75.3	Helios Power Capital		Utility/Power Generation	
8-1-76	Helios Power Capital		Utility/Power Generation	
8-1-78.2-1	Helios Power Capital	3.1%	Utility/Power Generation	

⁵ http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess_map.htm

⁶ Orange County Department of Real Property Tax Service Agency

3.1.2 Zoning

Both the Town of Newburgh and the Town of Wappinger have adopted zoning regulations that have been incorporated as part of their municipal codes. Chapter 185-Zoning of the Town of Newburgh Town Code was adopted by the Town of Newburgh Town Board with Local Law No. 4 on December 16, 1991. Chapter 240-Zoning of the Town of Wappinger Town Code was last adopted by the Town of Wappinger Town Board with Local Law No. 6 on November 25, 1996. The proposed utility Easements would not conflict with either of these zoning regulations, or require any change to any existing zoning classification or zoning regulation in either jurisdiction.

Existing zoning districts include residential, business and industrial districts. Table 5 summarizes the Tax Map Identification Number (ID) and Zoning District for each parcel within the proposed Easements corridor.

Table 5: Existing Zoning Districts within the Proposed Easements Corridor

Tax Map ID	Landowner(s)	Zoning District	Town, County	
8-1-22.2	Bell , William E. & Robert Jr. & Pelella, Charles A.	AR	Town of Newburgh, Orange County	
8-1-18.1	Smith, Robert J.	B		
8-1-21.12	Sternitzke, Joan M. and Joyce	B/AR		
8-1-21.22	Sternitzke, Joan M. and Joyce	AR		
N/A (Route 9W)	NYSDOT	N/A		
8-1-31.32	Mill Creek Golf Corporation	B		
8-1-31.12	Central Hudson Gas and Electric	AR/B		
8-1-95.1	Mill Creek Golf Corporation	B		
8-1-90	Hussain, Zahid and Zahid, Amina	AR		
8-1-89	Hitzel, Paul S.	AR		
8-1-40.22	Quinones, Augustine and Maria	AR		
8-1-40.23	Townes, Michael J. and Jessica A.	AR		
8-1-65	Wood-Hellmuth, Jeanna and Hellmuth, Walter	AR		
8-1-66.1	Helios Power Capital	AR/I		
8-1-79	Central Hudson Gas and Electric	AR		
8-1-67.1	Central Hudson Gas and Electric	I/AR		
8-1-69	Central Hudson Gas and Electric	I		
8-1-75.42	Helios Power Capital	I		
N/A (Danskammer Rd)	Town of Newburgh	N/A		
8-1-75.3	Helios Power Capital	I		
8-1-76	Helios Power Capital	I		
8-1-77	CSX Corp.	I		
8-1-78.2-1	Helios Power Capital	I		
N/A (Hudson River)	New York State Office of General Services	N/A		N/A (New York State)

Tax Map ID	Landowner(s)	Zoning District	Town, County
6056-01-032728-0000	Midtown Trackage Ventures/MTA	R80	Town of Wappinger, Dutchess County
6057-03-355051-0000	Power Authority of the State of New York	R80	

Notes:

Town of Newburgh AR= Agricultural, Minimum lot area 40,000 sf
Town of Newburgh B= business, Minimum lot area 15,000 sf
Town of Newburgh I= Industrial, Minimum lot area 87,120 sf
Town of Wappinger R= residential, R80= Minimum lot area 80,000 sf

Similar to the evaluation of the potential impact of the proposed utility Easements on land use, parcels were screened from further assessment based on their current zoning designation and reasonable expectation of future zoning designation. For the reasons described in Section 3.1.1, a number of parcels within the proposed Easements corridor have uses that do not currently include a local water supply component, and are not anticipated to require local water supply in future based on reasonable expectations for future uses, including rights-of-way, open water, transportation, and utility transmission lines. Furthermore, restrictions imposed by the proposed utility Easements would not affect the potential for the surface expansion of existing structures or construction of new structures on these parcels. Therefore, these same ten parcels were eliminated from further zoning evaluation (see Table 6).

Table 6: Parcels Screened out of Further Zoning Analysis

Tax Map ID	Landowner(s)	Zoning District	Town, County
N/A (Route 9W)	NYSDOT	N/A	Town of Newburgh, Orange County
8-1-31.12	Central Hudson Gas and Electric	AR/B	
8-1-79	Central Hudson Gas and Electric	AR	
8-1-67.1	Central Hudson Gas and Electric	I/AR	
8-1-69	Central Hudson Gas and Electric	I	
8-1-77	CSX Corp.	I	
N/A (Danskammer Rd)	Town of Newburgh	N/A	
N/A (Hudson River)	New York State Office of General Services	N/A	New York State
6056-01-032728-0000	Midtown Trackage Ventures/MTA	R80	Town of Wappinger, Dutchess County
6057-03-355051-0000	Power Authority of the State of New York	R80	

The 16 remaining parcels identified below in Table 7 were included for further zoning analysis. Table 7 summarizes the area of each of the remaining parcels, as well as the area of the parcel within the proposed Easements corridor in each zoning district. As shown previously in Table 4, two of these parcels are vacant, while 14 parcels have some level of development.

Zoning regulations prescribe the permitted uses, bulk of development, minimum lot size, and required setback of development from the boundary of a parcel in a given zoning district. The proposed utility Easements would not cause any change to existing zoning regulations in either the Town of Newburgh or the Town of Wappinger, nor would they require any change to the

existing zoning designation of any development parcel in either town, or restrict any potential future change in zoning designations.

Table 7: Parcels Selected for Further Zoning Analysis

Tax Map ID	Landowner(s)	Total Estimated Parcel Size (sf) ⁷	Existing Estimated Zoning District Area within the Proposed Easements Corridor				Total Area of Parcel within the Proposed Easements Corridor (sf) ⁸	% of Parcel within the Proposed Easements Corridor
			AR (sf)	B (sf)	I (sf)			
8-1-22.2	Bell & Pelella	1,344,790	4,607			4,607	0.3%	
8-1-18.1	Smith	71,697		4,337		4,337	6.0%	
8-1-21.12	Sternitzke	100,255	31,108	8,701		39,809	39.7%	
8-1-21.22	Sternitzke	278,107	26,368			26,368	9.5%	
8-1-31.32	Mill Creek Golf	666,667		44,629		44,629	6.7%	
8-1-95.1	Mill Creek Golf	879,654		25,095		25,095	2.9%	
8-1-90	Hussain & Zahid	66,127	23,224			23,224	35.1%	
8-1-89	Hitzel	40,154	27,165			27,165	67.7%	
8-1-40.22	Quinones	40,834	789			789	1.9%	
8-1-40.23	Townes	55,589	1,038			1,038	1.9%	
8-1-65	Wood-Hellmuth	32,720	456			456	1.4%	
8-1-66.1	Helios Power Capital	884,799	4,656			4,656	0.5%	
8-1-75.42	Helios Power Capital	2,277,798 ⁹						
8-1-75.3	Helios Power Capital				217,202	217,202	9.5%	
8-1-76	Helios Power Capital							
8-1-78.2	Helios Power Capital	2,265,092			69,821	69,821	3.1%	

Notes:

All properties are within the Town of Newburgh, Orange County
 Town of Newburgh AR (Agriculture) Zoning District
 Town of Newburgh B (Business) Zoning District
 Town of Newburgh I (Industrial) Zoning District

⁷ Estimated based on tax lot and zoning GIS data.

⁸ DEP BWS Subsurface Easement Surveys.

⁹ DEP BWS Subsurface Easement Surveys combine 6 parcels, known as Danskammer Parcel 1B. These parcels are the three individual parcels that are part of Parcel 1B and within the proposed Easements corridor, and are treated as one overall parcel.

As noted above, the ability of a landowner to expand or modify an existing water supply well (of which only two are documented within the proposed Easements corridor), or develop a new water supply well would be restricted only within the proposed Easement corridor. As shown in Table 4 and Table 7, new or modified water supply wells would be prohibited in only a small percentage of the total parcel size (9.5% or less) for 11 of the 14 parcels (as noted above, Helios Power Capital Parcels 8-1-75.42, 8-1-75.3 and 8-1-76 are analyzed as one overall parcel). New or expanded water supply wells would be prohibited within approximately 35.1%, 39.7%, and 67.7% of the total area of each of the remaining three of the 14 parcels, respectively.

Since the proposed utility Easements would not affect existing zoning regulations, including potential future zoning designation changes, restrictions of the proposed utility Easements would not have a significant adverse impact on the allowable development potential of any parcel within the proposed Easements corridor (see Section 3.1.4, “Development Potential” for further analysis).

As noted in Section 3.1.1, the proposed utility Easements would not restrict landowners’ development of any potential future surface land uses on these sites, such as the construction of new buildings or expansion of existing structures. Blasting is not anticipated should such expansions occur. However, as noted above, the need for blasting to accommodate construction by landowners within the proposed Easements corridor would typically be within the proposed utility Easement zone that allows blasting (Zone 3). Additionally, if bedrock exists shallower than 50 feet below the ground surface, structures would likely be built directly on bedrock.

The proposed utility Easements would impose restrictions on mining (e.g. no mining would be permitting within Zone 2 and Zone 3). As described in Section 3.1.1, there are currently no mining operations within the 16 parcels noted above. The parcels within the Town of Newburgh Industrial (I) Zoning District owned by CHG&E for power transmission lines and the parcels owned by Helios Power Capital are the only parcels where subsurface land uses, such as a quarry, are currently permitted (subject to Planning Board approval). In addition to the above-noted reasons for screening out the CHG&E properties from further zoning analyses, although mining uses are permitted, future mining activities are not anticipated within these parcels, as it is not currently anticipated that the current site use will change to include mining or quarry operations (see Section 3.2.6). Similarly, it is not currently anticipated that the use of the parcels owned by Helios Power Capital, currently the site of a closed power generation facility, will change to include mining or quarry operations (see Section 3.2.6).

In summary, the proposed utility Easements would not result in changes to existing or potential future zoning designations or zoning regulations, would not conflict with the type of development permissible under existing zoning regulations (based on reasonable expectations of future use), or affect the maximum level of development allowed on any development parcel. Furthermore, the proposed utility Easements would not significantly affect the ability of landowners to install new water supply wells or improve existing wells, or construct or expand structures. Therefore, the proposed utility Easements would not result in a significant adverse impact on zoning within the proposed Easements corridor.

3.1.3 Public Policy

The Town of Newburgh Comprehensive Plan was adopted in October 2005 (2005 Newburgh Comprehensive Plan).¹⁰ The 2005 Newburgh Comprehensive Plan does not refer to or make recommendations for the specific parcels in the Town of Newburgh that would be affected by the proposed utility Easements, but broadly addresses recommendations related to the Town as a whole, as well as certain portions of the Town of Newburgh. Recommendations discussed in the 2005 Newburgh Comprehensive Plan are generally related to community character and livability within the community rather than to recommendations related to construction of individual projects. The proposed utility Easements would not conflict with the 2005 Newburgh Comprehensive Plan.

The Orange County Comprehensive Plan Update was adopted in 2010 (2010 Orange County Comprehensive Plan).¹¹ The proposed Easements corridor is located within one of Orange County's priority growth areas as identified in the 2010 Orange County Comprehensive Plan. The proposed utility Easements do not conflict with the 2010 Orange County Comprehensive Plan's Overall Goals, Strategies, Priorities or Actions. The proposed utility Easements would not preclude future development; it would restrict well drilling, blasting, mining, and high pressure well improvement activities (e.g. air, water) of existing water supply wells within the 100-foot wide easement to various depths (see Section 1.1). As noted in Section 3.1.2 "Zoning," this restriction on subsurface activities would not conflict with the type of development permissible under existing zoning regulations.

The Town of Wappinger Comprehensive Plan was adopted on September 27, 2010 (2010 Wappinger Comprehensive Plan). The 2010 Wappinger Comprehensive Plan identifies "Issues and Opportunities" as well as "Goals and Objectives" with town-wide applicability, under the following categories: environmental resources, population and housing, economic base, community appearance and character, transportation, water supply and sewage treatment, and land use. The proposed utility Easements would not conflict with the identified "Issues and Opportunities" and "Goals and Objectives."¹²

Dutchess County has not adopted a formal Comprehensive Plan, although there is an adopted greenway plan, the 2000 Dutchess County Greenway Connections. The proposed utility Easements do not conflict with the principals and policies in included in the 2000 Dutchess County Greenway Connections document.

Therefore, the proposed utility Easements would not cause a significant adverse impact on existing plans and policies.

¹⁰ "Comprehensive Plan Update - Town of Newburgh, New York." Town of Newburgh, October 2005.

¹¹ "Orange County Comprehensive Plan 2010 Update." Orange County Department of Planning, 2010.

¹² "Comprehensive Plan for the Town of Wappinger, New York." Town of Wappinger, New York, 27 Sept. 2010. Apr. 2013.

3.1.4 Development Potential

Development potential is based on an assessment of several areas, including: development that would be allowed under existing zoning, the estimated buildable envelope (including the maximum potential building coverage that could occur), the extent of existing buildings on each parcel, and existing use (e.g. vacant versus developed). For parcels with Industrial (I) zoning, development potential could also be influenced by the estimated envelope for any potential mining activities within each parcel (mining envelope). Other considerations in a development potential analysis include parcel ownership status (e.g. for sale or recently purchased), and known planned developments of each parcel. As noted earlier, based on correspondence with the Town of Newburgh (see Appendix C), there are no known proposals for redevelopment actions that have been submitted to the Town of Newburgh for any of the parcels that are within the proposed Easements corridor.

As described in Sections 3.1.1 – “Land Use”, and 3.1.2 – “Zoning”, ten parcels within the proposed Easement corridor have been screened from further analysis. These parcels have some existing level of development associated with utility uses (power transmission lines), transportation uses (railroads), public rights-of way (roads), and public electric utility, which are not anticipated to require further development based on the current land uses. Furthermore, there is a low likelihood of these parcels undergoing a change in land use designation as they are anticipated to maintain their current uses in serving the public.

Therefore, the sections below examine the potential impact of the proposed utility Easements on the level of development that would be allowed under existing zoning on the remaining 14 development parcels (Helios Power Capital parcels 8-1-75.42, 8-1-75.3 and 8-1-76 are analyzed together). Each of the 14 parcels selected for further analysis is summarized in Table 8 and includes the total estimated parcel size, the area of the parcel within the proposed Easements corridor, the minimum lot size allowed for development under existing zoning, and an assessment of development potential. All of the 14 parcels are located in the Town of Newburgh.

Based on the Town of Newburgh Zoning Resolution Use and Bulk Requirements, residential parcels with single family dwellings are not permitted to exceed one dwelling unit per lot. The development potential noted in Table 8 is based on existing zoning districts and regulations and subject to Planning Board approval. Additional development potential may be allowed if a variance, land use change or other action beyond Planning Board approval were to occur. However, this analysis does not project all potential variances, land use changes, or other actions that could hypothetically occur for any given parcel.

Finally, a Freedom of Information Request was submitted to the Town of Newburgh by DEP on December 3, 2012 (see Appendix C) on any planned development related to the parcels in the Town of Newburgh within the project area. Based on the Town of Newburgh’s response, received on February 28, 2013, no planned development is currently proposed on any of the parcels that would be affected by the proposed utility Easements.

Table 8: Parcels for Development Potential Analysis

Tax Map ID	Landowner(s)	Total Estimated Parcel Size (sf) ¹³	Total Area of Parcel Within the Proposed Easements Corridor (sf) ¹⁴	Minimum Lot Size per Existing Zoning (sf)	Development Potential ¹⁵
8-1-22.2	Bell & Pelella	1,344,790	4,607	40,000	Vacant parcel may not be subdividable; current zoning would require a variance. Potential issues include availability of access, potential road grade (existing grade of potential access is 30%, with maximum allowable grade for a private road of 15%), and required lot width.
8-1-18.1	Smith	71,697	4,337	15,000 (varies)	Vacant parcel may not be subdividable, based on lot width requirements. Current zoning would require a variance.
8-1-21.12	Sternitzke	100,255	39,809	40,000	Residential parcel developed. Parcel may not be subdivided, based on lot width requirements. Current zoning would require a variance. Building may be expanded.
8-1-21.22	Sternitzke	278,107	26,368	40,000	Residential parcel developed. Parcel may be subdividable, based on availability of access. Current zoning would require a variance. Building may be expanded.
8-1-31.32	Mill Creek Golf	666,667	44,629	25,000	Recreation parcel developed. Parcel may not be subdividable, based on potential impacts to watercourse and floodplain. Current zoning would require a variance. Building may be expanded.
8-1-95.1	Mill Creek Golf	879,654	25,095	25,000	Recreation parcel developed. Parcel may be subdividable, based on availability of access and potential impacts to watercourse and floodplain. Current zoning would require a variance.
8-1-90	Hussain & Zahid	66,127	23,224	40,000	Residential parcel developed. Parcel may not be subdividable based on required lot size. Current zoning would require a variance. Building may be expanded.
8-1-89	Hitzel	40,154	27,165	40,000	Residential parcel developed. Parcel may not be subdividable based on required lot size. Current zoning would require a variance. Building may be expanded.
8-1-40.22	Quinones	40,834	788.67	40,000	Residential parcel developed. Parcel may not be subdividable based on required lot size. Current zoning would require a variance. Building may be expanded.
8-1-40.23	Townes	55,589	1038.14	40,000	Residential parcel developed. Parcel may not be subdividable based on required lot size. Current zoning would require a variance. Building may be expanded.
8-1-65	Wood-Hellmuth	32,720	455.82	40,000	Residential parcel developed. Parcel may not be subdividable based on required lot size. Current zoning would require a variance. Building may be expanded.
8-1-66.1	Helios Power Capital	884,799	4,656	81,120 (2 Acres)	Industrial parcels are developed. Parcels may be subdividable, subject to Planning Board approval. Current zoning would require a variance. See Table 13 below for additional information.
8-1-75.42	Helios Power Capital	2,277,798	217,202		
8-1-75.3	Helios Power Capital				
8-1-76	Helios Power Capital				
8-1-78.2-1	Helios Power Capital				

Notes:

Town of Newburgh AR= Agricultural, Minimum lot area 40,000 sf
 Town of Newburgh B= Business, Minimum lot area 15,000 sf
 Town of Newburgh I= Industrial, Minimum lot area 87,120 sf (2 acres)

¹³ Estimated based on tax lot and zoning GIS data.

¹⁴ DEP BWS Subsurface Easement Surveys

¹⁵ Any potential development is subject to Planning Board approval; any potential development noted is based on current zoning districts and regulations.

3.1.4.1 Buildable Envelope

As described under Section 3.1.2 – “Zoning”, zoning regulations prescribe the permitted uses, bulk of development, minimum lot size, and required setback of development from the boundary of a parcel in a given zoning district. Building setback lines are defined as a line indicating the minimum horizontal distance permitted between the outside line of a structure or building, or any projection thereof, in excess of three feet from the foundation and the lot line or street line. Building setback requirements limit the amount of land available for development on a given parcel. The net amount of land available for development after consideration of required setbacks is termed the “buildable envelope” of a given parcel. The Town of Newburgh defines buildable envelope as the two-dimensional space within a structure that is permitted to be built on a lot, defined by minimum yard setbacks in addition to lot building coverage (lot building coverage is discussed further below).

Table 9 summarizes the total buildable envelope and the portion of the buildable envelope within the proposed Easements corridor for each of the 14 development parcels evaluated. As indicated in Table 9, the proposed utility Easements would have no impact on the allowable buildable envelope for five of the parcels, as no portion of the buildable envelope is located within the proposed Easements corridor for these five parcels. Therefore, these parcels were screened from further development potential analysis. For the remaining parcels, only a portion of the buildable envelope (ranging from 0.03% to 13.8% on six parcels, and 45.6%, 51.6%, and 78.7% on the remaining three parcels) would be within the proposed Easements corridor. However the proposed utility Easements would not reduce the allowable buildable envelope.

The potential effects of the proposed utility Easements on lot building coverage directly related to the buildable envelope of a parcel were also evaluated for the 14 parcels included in the development potential analysis. Lot building coverage is the percentage of the area of a lot covered by a building (or buildings).

Table 10 summarizes the maximum potential building coverage of parcels within the proposed Easements corridor based on footprints of existing structures and their potential for expansion within the buildable envelope. Five parcels were not evaluated since the proposed Easements corridor is not located within the buildable envelope of those properties, and would therefore have no effect on the building expansion potential of the parcel.

Of the seven parcels that have existing buildings (see Table 10), only four parcels (see Table 11) have buildings located within the proposed Easements corridor. As previously discussed, the proposed utility Easements would not limit the surface expansion of existing structures within the proposed Easements corridor (including the construction of structures such as garages and sheds allowed by zoning designations), or the ability of owners to expand building footprints within the proposed Easements corridor. On those parcels where a residential structure currently exists, development of a second residential structure is not permitted by zoning without a variance; new construction that would be permissible within the proposed utility Easements would conform to this zoning requirement. Therefore, the proposed utility Easements would have no significant adverse impacts on development potential for these parcels.

Table 9: Existing Estimated Buildable Envelope of the Parcels within the Proposed Easements Corridor

Tax Map ID	Landowner(s)	Total Estimated Parcel Size (sf)¹⁶	Total Area of Parcel Within the Proposed Easements Corridor (sf)¹⁷	Total Existing Buildable Envelope (sf)¹⁴	Buildable Envelope within the Proposed Easements Corridor (sf)¹⁸	% of Total Buildable Envelope within the Proposed Easements Corridor
8-1-22.2	Bell & Pelella	1,344,790	4,607	1,063,577	308	0.03%
8-1-18.1	Smith	71,697	4,337	47,247	1,484	3.1%
8-1-21.12	Sternitzke	100,255	39,809	49,726	25,635	51.6%
8-1-21.22	Sternitzke	278,107	26,368	180,533	16,117	8.9%
8-1-31.32	Mill Creek Golf	666,667	44,629	585,439	38,628	6.6%
8-1-95.1	Mill Creek Golf	879,654	25,095	730,749	11,035	1.5%
8-1-90	Hussain & Zahid	66,127	23,224	24,698	11,262	45.6%
8-1-89	Hitzel	40,154	27,165	11,437	8,999	78.7%
8-1-40.22	Quinones	40,834	788	11,519	0	0%
8-1-40.23	Townes	55,589	1,038	18,218	0	0%
8-1-65	Wood-Hellmuth	32,720	455	7,800	0	0%
8-1-66.1	Helios Power Capital	884,799	4,656	0	0	0%
8-1-75.42	Helios Power Capital	2,277,798	217,202	886,367	122,702	13.8%
8-1-75.3	Helios Power Capital					
8-1-76	Helios Power Capital					
8-1-78.2-1	Helios Power Capital	2,265,092	69,821	39,942	0	0%

¹⁶ Estimated based on tax lot and zoning GIS data.

¹⁷ DEP BWS Subsurface Easement Surveys

¹⁸ Based on current land use and zoning district.

Table 10: Maximum Potential Building Coverage of Parcels within the Proposed Easements Corridor

Tax Map ID	Landowner(s)	Total Estimated Parcel Size (sf)¹⁹	Total Area of Parcel Within the Proposed Easements Corridor (sf)²⁰	Total Building Footprint (sf)¹⁷	Maximum Allowable Building Coverage²¹	Actual Building Coverage (%)²²
8-1-22.2	Bell & Pelella	1,344,790	4,607	512	10%	0.04%
8-1-18.1	Smith	71,697	4,337	0	Varies	0
8-1-21.12	Sternitzke	100,255	39,809	1,332	10%	1.3%
8-1-21.22	Sternitzke	278,107	26,368	3,312	10%	1.2%
8-1-31.32	Mill Creek Golf	666,667	44,629	5,330	25%	0.8%
8-1-95.1	Mill Creek Golf	879,654	25,095	0	25%	0
8-1-90	Hussain & Zahid	66,127	23,224	1,785	10%	2.7%
8-1-89	Hitzel	40,154	27,165	1,450	10%	3.6%
8-1-66.1	Helios Power Capital	884,799	4,656	0	5%	0
8-1-75.42	Helios Power Capital	2,277,798	217,202	0	5%	0
8-1-75.3	Helios Power Capital					
8-1-76	Helios Power Capital					
8-1-78.2-1	Helios Power Capital	2,265,092	69,821	123,848	5%	5.5%

¹⁹ Estimated based on tax lot and zoning GIS data.

²⁰ DEP BWS Subsurface Easement Surveys

²¹ Based on current land use and zoning district.

²² Calculated by dividing total building footprint by total estimated parcel size.

Table 11: Approximate Existing Building Footprint within the Proposed Easements Corridor²³

Tax Map ID	Landowner(s)	Total Approximate Building Footprint (sf)	Approximate Building Footprint within the Proposed Easements Corridor (sf)
8-1-21.12	Sternitzke, Joan M. and Joyce	1,332	415
8-1-21.22	Sternitzke, Joan M. and Joyce	3,312	1,209
8-1-89	Hitzel, Paul S.	1,450	1,443
8-1-78.2-1	Helios Power Capital	114,008	6,423

In summary, as shown in Tables 9 and 10, based on the buildable envelope and potential for increased building coverage, there is the potential for construction of new or expanded buildings within the proposed Easements corridor. The proposed utility Easements would restrict blasting activities at depths greater than 50 feet below the current ground surface. However, the potential for blasting (generally associated with work in bedrock) is not anticipated at depths greater than 50 feet for typical building foundations associated with current uses nor is it likely for any potential future uses. If bedrock exists shallower than 50 feet below the current ground surface, structures would likely be built directly on bedrock. Foundation work deeper than 50 feet is not anticipated given the relative low building heights allowed under existing zoning designations for the affected parcels (see Appendix D).

Further, all of the parcels have available land outside of the proposed Easements corridor for building expansion, new building construction, and the installation of new water supply wells in accordance with existing zoning. Since well drilling, subsurface drilling, mining, and blasting could occur on the portions of the parcels outside of the proposed Easements corridor, the proposed utility Easements would not have any significant impact on the existing structures or on future development that could occur as permitted under existing zoning.

In addition, the currently built Helios Power Capital Parcel 8-1-78.2-1, and four other developed Helios Power Capital parcels, are currently developed as a closed power generation facility, and have more restrictive setbacks (500 feet) based on their designated power generation use. In addition, Parcel 8-1-78.2-1 is located on the shore of the Hudson River and may have restrictions on any potential future development due to environmental regulations associated with site access and floodplains.

Potential development of these parcels would be subject to existing zoning regulations, including permitted uses and building height limitations (see Appendix D), as well as existing subsurface easements associated with the parcels held by CHG&E and the Power Authority of the State of New York (PAS NY). These existing subsurface easements overlap with the proposed Easements corridor on Parcel 8-1-75.42, and development on this parcel would be subject to the existing easements as well as the proposed utility Easements.

Therefore, based on these assessments, the proposed utility Easements would not have an impact on development potential of the parcels within the proposed Easements corridor.

²³ Estimated based on tax lot and zoning GIS data.

3.1.4.2 Vacant Parcels

Vacant parcels have a higher potential for future development. Table 12 identifies the parcel size and the area of the parcel within the proposed Easements corridor for the two currently vacant parcels (Town of Newburgh Tax ID's 8-1-22.2 and 8-1-18.1). As shown, the estimated area of these two vacant parcels within the proposed Easements corridor is very low, at approximately 0.3% and 6.0% of the total area of each parcel, respectively. The estimated area of the buildable envelope of these two parcels within the proposed Easements corridor is a yet smaller area, at 0.03% and 3.1%, respectively (see Table 9). Further, both of the parcels have available land outside of the proposed Easements corridor for new building construction and installation of new water supply wells in accordance with existing zoning. Since well drilling, subsurface drilling, mining, and blasting could occur on the portions of the parcels outside of the proposed Easements corridor, the proposed utility Easements would not have any significant impact on the future development that could occur on these parcels as permitted under existing zoning.

Table 12: Vacant Parcels within the Proposed Easements Corridor with the Potential for Redevelopment²⁴

Tax Map ID	Landowner(s)	Estimated Total Parcel Size (sf)	Total Estimated Area of Parcel within the Proposed Easements Corridor (sf)	% of Parcel within the Proposed Easements Corridor	Total Estimated Area not within the Proposed Easements Corridor (sf)	Existing Buildable Envelope (sf)	Building Envelope within the Proposed Easements Corridor (sf)	Minimum Lot Size (sf)
8-1-22.2	Bell and Pelella	1,344,790	4,607	0.3%	1,339,039	1,063,577	308	40,000
8-1-18.1	Smith	71,697	4,337	6.0%	66,728	47,247	1,484	15,000 (varies)

Notes:

Town of Newburgh AR= Agricultural, Minimum lot area 40,000 sf
 Town of Newburgh B= Business, Minimum lot area 15,000 sf

Therefore, as discussed above, the proposed utility Easements would not have a significant impact on the buildable envelope, overall lot coverage, or permissible building footprints for any parcels within the proposed Easements corridor. Construction of new buildings, expansion of existing structures, or the installation of wells on portions of the parcels outside of the proposed Easements corridor would also not be affected.

3.1.4.3 Mining Envelope

The proposed utility Easements would impose restrictions on mining (e.g. no mining would be permitted within Zone 2 and Zone 3). As described in Section 3.1.1, there are currently no mining operations within the 14 parcels noted above, and the parcels within the Town of Newburgh Industrial (I) Zoning District are the only parcels where subsurface land uses, such as a quarry, are currently permitted (subject to Planning Board approval). However, future mining activities are not anticipated on the parcels within the Industrial district currently owned by

²⁴ Estimated based on tax lot and zoning GIS data.

CHG&E for power transmission lines (one parcel just over 10 acres, and one parcel under three acres in size), and these parcels were therefore screened from further analysis. While mining operations are not anticipated on the parcels within the Industrial district owned by Helios Power Capital, currently the site of a closed power generation facility, the potential impacts to the mining envelope is discussed below.

Table 13 includes the estimated area of parcels zoned Industrial selected for further analysis within the proposed Easements corridor, and the estimated mining envelope. The extent of the mining envelope area is based on Town of Newburgh Table of Use and Bulk Requirements, I District, Schedule 9 regulations which include: a minimum of 10 acre lot size, 100 foot setbacks, 500 foot minimum lot width and depth, 5% building coverage, 40 foot building height, and 10% overall lot coverage. As shown in Table 13, one of the three parcels has no mining envelope within the proposed Easements Corridor, while the total estimated area of the mining envelope within the proposed Easements corridor represents for the remaining two parcels is approximately 2.2%, and 7.3%, respectively. As stated, the current use of the Helios Power Capital parcels as a closed power generation site is not expected to include mining or quarry operations, so future mining activities are not anticipated within these parcels and no significant adverse impacts to development potential relative to mining envelopes are anticipated.

Table 13: Developed Properties within the Proposed Easements Corridor with the Potential for Redevelopment ²⁵

Tax Map ID	Landowner(s)	Zoning District	Land Use	Total Estimated Parcel Size (sf)	Total Estimated Area of Parcel within the Proposed Easements Corridor (sf)	% of Parcel within the Proposed Easements Corridor	Total Estimated Area of Mining Envelope within the Proposed Easements Corridor (sf)²⁶	% of Parcel in the Mining Envelope within the Proposed Easements Corridor
8-1-66.1	Helios Power Capital	AR/I	Utility/Power Generation	884,799	4,656	0.5%	0	0
8-1-75.3	Helios Power Capital	I	Utility/Power Generation	2,277,798	217,202	9.5%	161,887	7.3%
8-1-75.42	Helios Power Capital	I	Utility/Power Generation					
8-1-76	Helios Power Capital	I	Utility/Power Generation					
8-1-78.2-1	Helios Power Capital	I	Utility/Power Generation	2,265,092	69,821	3.1%	49,443	2.2%

²⁵ Estimated based on tax lot and zoning GIS data.

²⁶ Estimated based on tax lot and zoning GIS data, with 100 foot setbacks as required on Town of Newburgh, Table of Use and Bulk Requirements, I District, Schedule 9

3.1.5 Coastal Zone Consistency

According to the New York State Department of State (DOS) Office of Communities and Waterfronts, the proposed Easements corridor is located within the DOS Landward Coastal Zone Boundary. No surface improvements would occur within the DOS Landward Coastal Zone Boundary. A policy consistency review by DOS is required if the project requires a permit or other regulatory approval from a federal agency, or involves federal financial assistance. The proposed Easements corridor is not located within a Scenic Area of Statewide Significance, a Local Waterfront Revitalization Area, a Local Waterfront Revitalization Program Community, or a significant Coastal Fish and Wildlife Habitat. Also, according to DOS, there are no Native American Lands within the project area. Therefore, the proposed utility Easements would not have a significant adverse impact on coastal resources.

3.2 Socioeconomic Conditions

The potential for the proposed utility Easements to have a significant adverse impact on socioeconomic conditions in the Town of Newburgh, Town of Wappinger, or Orange and Dutchess Counties was evaluated based on an assessment of the following: the proposed utility Easement's potential to impact residential populations, businesses, and industries of importance in the area (including impacts on water supply to such users); the potential for the proposed utility Easements to cause a significant decrease in tax revenues to the noted jurisdictions; and an assessment of restrictions of mining activities within the proposed Easements corridor on parcels where this is a permitted use. As described below, the results of this assessment indicate that the proposed utility Easements would not have a significant adverse impact on socioeconomic conditions.

Parcels were screened from the socioeconomic analysis based on their current use, reasonable expectation of future use, and zoning similar to the screening discussed previously in Section 3.1.1 and Section 3.1.2. As also described in Section 3.1, the proposed utility Easements would not displace any existing use, affect anticipated future uses, or significantly change the development potential of any parcel in the Towns of Newburgh or Wappinger within the framework of existing zoning controls. As also discussed throughout this document, the depth of foundations for the scale of development allowed under existing zoning requirements for the parcels within the proposed Easements corridor would be less than 50 feet and would not be affected by the restrictions of the proposed utility Easements.

Therefore, potential socioeconomic effects on future development of the parcels within the proposed Easements corridor would be limited to the extent that the proposed utility Easements would: restrict the development of additional water supply wells on parcels that currently have wells, or construction of new water supply wells on the parcels within the proposed Easements corridor that do not have existing water supply wells; restrict commercial, residential, or industrial development potential; affect tax revenues; or affect mining (an allowable use on the CHG&E and Helios Power Capital parcels discussed previously). The assessment of these areas is discussed in Sections 3.2.1 through 3.2.6 below.

3.2.1 Water Supply

The proposed utility Easements would restrict the ability of a landowner to drill a new water supply or other type of well within the part of the landowner's property within the proposed Easements corridor. However, there are numerous uses that do not currently require a water supply (as previously described), including roadways, railroad, and utility transmission lines, and are not anticipated to require water supply in future based on a reasonable expectation of future uses of these parcels. Therefore, these same ten parcels were eliminated from further socioeconomic analysis related to impacts to water supply (see Table 3).

As described previously, according to the Town of Newburgh Building Department and Orange County Real Property Tax Agency, ten of the parcels are currently documented to have water supply wells, only two of which are within the proposed Easements corridor. According to the Dutchess County Real Property Tax Agency, neither of the two parcels in the Town of Wappinger has existing water supply wells, and no changes are anticipated to water supply for these parcels. Tables 9, 10 and Table 12 identify parcels that may be developed or redeveloped and may require installation of new or modified water supply wells. In all cases, these properties are large enough to allow for the development of new or modified water supply wells outside of the proposed Easements corridor to support expanded or new development allowed under existing zoning controls.

The proposed utility Easements would not preclude the development of water supply wells in areas of the parcels outside the proposed Easements corridor in the unlikely event that future development occurs. While the proposed utility Easements would prohibit future well drilling and modifications to existing wells within the proposed Easements corridor, it would still allow landowners to modify or construct water supply wells or other types of wells within portions of their properties not located within the proposed Easements corridor.

Landowners of the parcels on the east side of the Hudson River in the Town of Wappinger do not currently rely on groundwater wells for water supply according to the Dutchess County Real Property Tax Agency. Based on existing use and configuration of the properties, these parcels are unlikely to be developed or require water supply in the future. Landowners of these parcels may have the opportunity to connect to an expansion of the water supply distribution system currently under development by the Town of Wappinger should development be proposed for these parcels in the future, provided connection pipes remain within 50 feet of the current ground surface (Zone 3).

Therefore, the proposed utility Easements would not result in a significant adverse impact on the water supply in either town.

3.2.2 Commercial Development

Based on 2010 United States Census Data, there are approximately 9,213 establishments in Orange County.²⁷ Data also indicate that 110 establishments located in Newburgh's zip code 12542, and 802 establishments in Wappinger (zip code 12590). Of the total establishments located in Orange County, only a very small proportion would be subject to the proposed utility Easements restrictions, while no establishments in the Town of Wappinger, Dutchess County would be affected. In addition, the proposed utility Easements would not affect the potential for expansion of existing structures or construction of new structures on these parcels.

As shown in Section 3.1.1, two commercial establishments associated with the Mill Creek Golf Corporation (parcels 8-1-31.32 and 8-1-95.1) are located within the proposed Easements corridor. Based on correspondence with the Town of Newburgh (see Appendix C), the existing golf course, driving range and associated restaurant are not anticipated to undergo expansion; Parcel 8-1-95.1 is completely encompassed by the nine-hole golf course, and Parcel 8-1-31.32 contains a driving range, parking lot and club building. However, should such an expansion be proposed, the proposed utility Easements would not limit the expansion of the club building or restrict new buildings on the site that are in accordance with existing zoning and land use. In order for development to occur on these parcels, the owners would be required to comply with environmental regulations with regard to the New York State Department of Environmental Conservation (NYSDEC)-regulated stream and floodplains. Furthermore, the proposed Easements corridor represents a small percentage of the total area of these sites, and expansion in areas beyond the limits of the proposed Easements corridor would not be affected by the proposed utility Easements' restrictions.

Therefore, any restrictions imposed by the proposed utility Easements on the future development of these parcels would not result in a significant adverse impact on the economics of commercial development in the Town of Newburgh.

3.2.3 Residential Development

Based on 2010 United States Census Data, there are 11,313 housing units in the Town of Newburgh, comprising 8.2 percent of the estimated 137,025 housing units in Orange County. There are 10,908 housing units in the Town of Wappinger, comprising 9.2 percent of the estimated 118,638 housing units in Dutchess County.

The total land area in the 2005 Newburgh Comprehensive Plan (based on the 2010 United States Census) indicates that 36 percent of existing land use in the Town of Newburgh is residential (approximately 10,828 acres). Approximately 13 percent of the Town of Newburgh's land, or approximately 3,910 acres, are vacant in residential areas. The proposed utility Easements would have the potential to affect an estimated 7.09 acres of residential space, which represents a very minor portion (approximately 0.1 percent) of overall residential land use, and also a very minor portion of the approximately 0.20 acres of vacant land zoned for residential development in the

²⁷The Census provides data on firms and establishments. A firm can typically have multiple operations and therefore consists of multiple establishments. Many establishments consist of only single owners (called Nonemployer establishments). Here, only those establishments that employ more than one person are considered.

Town of Newburgh (see Table 14). However, as described in Section 3.1.2, the proposed utility Easements would not significantly restrict the development of any parcel in either the Town of Wappinger or Town of Newburgh for residential use, and consequently, would not have a significant adverse impact on the economics of residential development in either town.

Table 14: Estimated Area and Existing Land Use Potentially Affected by the Proposed Easements Corridor

Estimated Potentially Affected Area	Residential	Business	Industrial²⁸	Other	Total
Estimated Total (acres)	7.09	3.08	9.08	7.84	27.09
Vacant land (acres)	0.20	0.0	0.0	7.35	7.55
Developed land (acres)	6.89	3.08	9.08	0.49	19.54

Residential parcels subject to the proposed utility Easements account for a very small proportion of the total housing units in the Town of Newburgh and no portion of housing in the Town of Wappinger. For those residential parcels that would be within the Easement corridor, restrictions would not affect the buildable envelope, overall lot coverage, or permissible building footprints for any parcels within the proposed Easements corridor and construction of new buildings and expansion of existing structures would be permitted. Therefore, the proposed utility Easements would not result in a significant adverse impact on the economics of residential development in either town.

3.2.4 Industrial Development

Helios Power Capital (parcels 8-1-75.42, 8-1-75.3 and 8-1-76) represents the only industrial development with the proposed Easements corridor, and is currently the site of a closed power generation facility. It is not anticipated that this use will change. However, the proposed utility Easements would not limit the surface expansion of existing structures within the proposed Easements corridor or the ability of owners to construct new building superstructures or foundations within 50 feet of the current ground surface to expand building footprints within the proposed Easements corridor. Restrictions from the proposed utility Easements would have no effect on the existing power generation use. For the industrial parcels that are within the Easement corridor, restrictions would not affect the buildable envelope, overall lot coverage, or permissible building footprints for any parcels within the proposed Easements corridor and construction of new buildings and expansion of existing structures would be permitted. Furthermore, the proposed Easements corridor represents a small percentage of the total area of these sites, and expansion in areas beyond the limits of the proposed Easements corridor would not be affected by the proposed model Easement restrictions.

Therefore, the proposed utility Easements would not result in a significant adverse impact on the economics of industrial development in either town.

²⁸ Industrial properties for the Town of Newburgh here include Industrial and Utility land uses identified above.

3.2.5 Tax Revenues

Tax revenues were also assessed. As summarized below in Table 15, total municipal tax levy in the Town of Newburgh in the year 2012 was \$14,748,532, while the total tax levy in the Town of Wappinger in the year 2012 was \$5,129,843. Exclusive of tax exempt parcels, the tax levy on the remaining 23 parcels that would be within the proposed utility Easements in the Town of Newburgh was approximately \$641,937 in the year 2012, or approximately 4.35% of the total tax levy in the Town of Newburgh, while the two parcels in the Town of Wappinger are tax exempt.

The proposed utility Easements would not affect the existing tax levies from these parcels since the assessed values and tax rates of these parcels would not change as a result of the proposed utility Easements. Furthermore, potential increases in future tax levies on these parcels would not be affected by the proposed utility Easements as building expansion and development on these parcels would not be restricted by the proposed utility Easements. Therefore, the proposed utility Easements would not have a significant adverse impact on tax revenues in the Towns of Newburgh or Wappinger.

Table 15: Town Tax Levy

	Municipal Tax Levy	Number of Parcels	Number of Exempt Parcels	% of Total Town Tax Levy²⁹
Town of Newburgh	\$14,748,532	13,267	2,451	
Proposed Easements Corridor	\$641,937	23	2	4.35%
Town of Wappinger	\$5,129,843	9,553	1,883	
Proposed Easements Corridor	\$0	2	2	0.00%
Tax Id #	Owner		Town Tax Levy	
8-1-22.2	Bell, William E. & Robert Jr. & Pelella, Charles A.		\$	314.05
8-1-18.1	Smith, Robert J.		\$	-
8-1-21.12	Sternitzke, Joan M. and Joyce		\$	489.60
8-1-21.22	Sternitzke, Joan M. and Joyce		\$	702.17
N/A (Route 9W)	NYSDOT		\$	-
8-1-31.32	Mill Creek Golf Corporation		\$	1,369.54
8-1-31.12	Central Hudson Gas and Electric		\$	378.49
8-1-95.1	Mill Creek Golf Corporation		\$	1,116.96
8-1-90	Hussain, Zahid and Zahid, Amina		\$	699.21
8-1-89	Hitzel, Paul S.		\$	643.66
8-1-40.22	Quinones, Augustine and Maria		\$	525.89
8-1-40.23	Townes, Michael J. and Jessica A.		\$	495.52
8-1-65	Wood-Hellmuth, Jeanna		\$	640.70
8-1-66.1	Helios Power Capital		\$	755.50
8-1-79	Central Hudson Gas and Electric		\$	37.03
8-1-67.1	Central Hudson Gas and Electric		\$	392.57
8-1-69	Central Hudson Gas and Electric		\$	111.10
8-1-75.42	Helios Power Capital		\$	1,148.07
N/A Danskammer Rd	Town of Newburgh		\$	-
8-1-75.3	Helios Power Capital		\$	825.87
8-1-76	Helios Power Capital		\$	222.21
8-1-77	CSX Corp.		\$	1,444.89
8-1-78.2-1	Helios Power Capital		\$	629,624.07
N/A (Hudson River)	New York State Office of General Services		\$	-
6056-01-032728-0000	Midtown Trackage Ventures/MTA		\$	-
6057-03-355051-0000	Power Authority of the State of New York		\$	-
			Total	\$ 641,937.10

²⁹ Calculated by \$641,937.10 divided by \$14,748,532.

3.2.6 Mining

The proposed utility Easements would impose restrictions on mining (e.g. no mining would be permitted within Zone 2 and Zone 3). As described in Section 3.1.1, there are currently no mining operations within the 16 parcels noted above, and parcels within the Town of Newburgh Industrial (I) Zoning District are the only parcels where subsurface land uses, such as a quarry, are currently permitted (subject to Planning Board approval). Future mining activities are not anticipated on the parcels within the Industrial district currently owned by CHG&E for power transmission lines. Mining operations are also not anticipated on the parcels owned by Helios Power Capital, as the site is currently a closed power generation facility, as assessed below.

3.2.6.1 County and Town Assessment

Table 16 summarizes the existing mining operations in Orange County and the Town of Newburgh. There are currently 36 active mines in Orange County (four municipally owned mines and 32 private/industry owned mines). Approximately 0.12 percent of the Orange County lands are used for mining, while approximately 0.016 percent of the Town of Newburgh lands are used for mining.

The Energy Information Agency (EIA) has identified existing and potential sources of mining in the United States. Based on the EIA, there is no known conventional gas production or basins located within the proposed Easements corridor.³⁰ Additionally, there are no known existing shale gas³¹ or prospective basins, tight gas³² or coal bed methane fields³³ within the proposed Easements corridor. Further, as indicated in Section 3.0 the development of geothermal wells, if proposed, could still occur in the areas outside of the proposed Easements corridor. Therefore, gas exploration is not anticipated in this area of Orange County.

In addition to gas mining, there are numerous types of mineral mining operations, such as sand/gravel, limestone, topsoil, shale and sandstone. NYSDEC Department of Mining and Reclamation regulates, monitors, and permits mineral resources. As defined by NYSDEC, a mine is an excavation from which minerals are produced for sale or exchange. Mines include equipment above, on or below the surface of the ground. NYSDEC defines mining as the extraction of overburden and minerals from the earth and their preparation (washing, cleaning, crushing, stockpiling). Mining operations producing greater than 1,000 tons or 750 cubic yards of mineral during a 12 month period are subject to NYSDEC regulations and require a permit. In Orange County, the most prevalent type of mine is sand and gravel.

³⁰ http://www.eia.gov/oil_gas/rpd/conventional_gas.pdf

³¹ http://www.eia.gov/oil_gas/rpd/shale_gas.pdf

³² http://www.eia.gov/oil_gas/rpd/tight_gas.pdf

³³ http://www.eia.gov/oil_gas/rpd/coalbed_gas.pdf

Table 16: Orange County Mined Land Reclamation Summary Report³⁴

Total	Mines of Record in Orange County	Active Mines in Orange County	Industry Mines in Orange County
Number of mines of record	118	36	32
Acreage affected	1,818	876	790
Acreage reclaimed	1,132	237	237
Net affected acreage	686	639	553
Life of mine acreage ³⁵	2,099	1,191	1,097

The Town of Newburgh has only one permitted, operating mine, and it is not located within the proposed utility Easement corridor.³⁶ Therefore, the proposed utility Easements would not result in a significant adverse impact on overall mining operations in Orange County of the Town of Newburgh.

3.2.6.2 Industrial Parcels Assessment

Table 13 in Section 3.1.4.3 above summarizes the parcels with a potential for mining operations, based on their Town of Newburgh Industrial zoning designation. These parcels, currently owned by Helios Power Capital would be required to have Town of Newburgh Site Plan Review and Approval by the Planning Board, as well as approval and permits from NYSDEC, if mining were to be pursued in the future.

Of note, no portion of the Easements corridor is within the mining envelope of Helios Power Capital Parcel 8-1-66.1. Due to its proximity to the environmentally sensitive Hudson River and the CSX Corp. Railroad, the Helios Power Capital Parcel 8-1-78.2-1 is not likely to have any mining potential. The remaining parcels, Helios Power Capital Parcels 8-1-75.42, 8-1-75.3 and 8-1-76, are analyzed together, below.

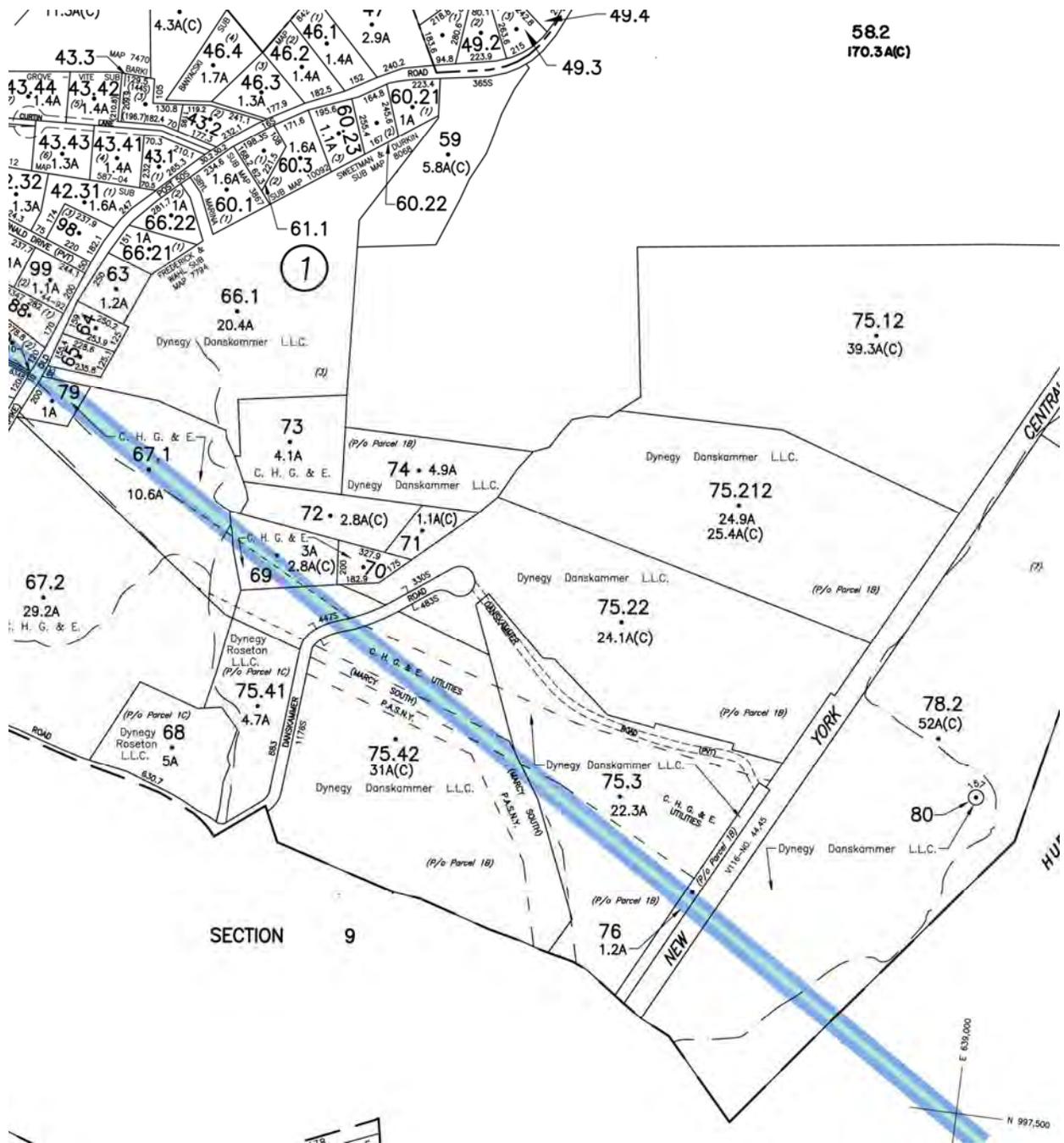
Potential mining of these parcels would be subject to existing subsurface easements associated with the parcels held by CHG&E and PAS NY (see Figure 5). These existing subsurface easements overlap with the proposed Easements corridor, and any mining activities on these parcels would be subject to the existing easements as well as the proposed utility Easements. Where the proposed Easements corridor does not overlap with these other subsurface easements, it would be located between the other existing subsurface easements. Thus mining operations are unlikely to be viable on along the proposed Easements corridor on these remaining three parcels, and therefore the restriction of the proposed utility Easement would not have the potential for significant impacts to mining on these existing industrially zoned parcels.

³⁴ NYSDEC Mined Land Reclamation Database, Mined Land Reclamation Data Summaries, Orange County.

³⁵ Life of Mined acreages included total amount of the mine over the life of the mine. Only portions of the area are actively mined at specific times.

³⁶ NYSDEC Mined Land Reclamation Database, Newburgh. Profix, Inc. is a permitted five acre sand and gravel mine.

Figure 5: Town of Newburgh Tax Map with Proposed Easements Corridor Overlay³⁷



³⁷ Town of Newburgh Tax Map, #334600, Section No. 8, Tax Year 2013, last revised February 21, 2013.

3.2.7 Socioeconomic Summary

Based on the results of the socioeconomic assessment in this Section 3.2, the proposed utility Easements would not result in direct or indirect displacement of residential populations or businesses or have any significant adverse impacts on any industry (or on the water supply to these users) in the Town of Newburgh or the Town of Wappinger. In addition, the proposed utility Easements would not result in the displacement of existing land uses or alteration of existing development trends, result in any significant decrease in tax revenues received by any affected jurisdiction, or affect a potential source of mining. Therefore, the proposed utility Easements would not result in a significant adverse impact on socioeconomic conditions.

4.0 ALTERNATIVES

As noted, DEP is currently pursuing the acquisition of the proposed utility Easements in connection with the bypass tunnel through negotiated transactions. The proposed Easements corridor would extend 50 feet horizontally on either side of the center line of the bypass tunnel, for a total width of 100 feet. This 100 foot width (50 feet on either side of the center of the bypass tunnel) is required to allow for construction, operation, maintenance, and protection of the 22 foot wide bypass tunnel over its expected life.

If DEP is unable to secure the proposed utility Easements through negotiated acquisition, consistent with its authority under State Law, DEP could alternatively use eminent domain³⁸ to acquire easements on properties within the proposed Easements corridor. Eminent domain is the power of a state or local government to take private property for just compensation, for a public use or public purpose. Since the proposed Easements are necessary to construct, operate, and maintain the bypass tunnel, which will allow the City to continue to have reliable access to more than 50 percent of its water supply, the primary drinking water source for over eight million residents of the City and one million upstate users, the Easements unquestionably have a public purpose.

From the standpoint of potential to create significant environmental impacts, there would be no difference between the impacts generated by acquisition of an easement by negotiated purchase and the acquisition of an easement by eminent domain. This distinction relates to the method of acquisition, not to the nature of the rights acquired, nor to the impact of those rights on the affected lands.

Should DEP pursue property acquisition through eminent domain, the potential for significant adverse environmental impacts would not change from those assessed as a result of a negotiated acquisition, discussed in Section 3.1 for land use, zoning, or public policy.

Tax revenues would remain the same as listed in Section 3.2.5, as DEP-owned land and easements outside the City are fully taxable.

³⁸ N.Y. Eminent Domain Procedure Law; N.Y. Public Authorities Law §§1266, 1267

As shown in Table 3 in Section 3.1.1 above, ten parcels with utility uses (power transmission lines), transportation uses (railroads), public right-of way (roads), and public electric utility, were screened from further analysis as these parcels are already classified for public service (see Table 2).

For the remaining 16 parcels, the following table illustrates the percentage of the parcel within the proposed corridor and current tax levy.

Table 17: Town Tax Levy of potential Eminent Domain parcels

Tax Id #	Landowner(s)	% of Parcel within the Proposed Easements Corridor	Town Tax Levy
8-1-22.2	Bell, William E. & Robert Jr. & Pelella, Charles A.	0.3%	\$ 314.05
8-1-18.1	Smith, Robert J.	6.0%	\$ -
8-1-21.12	Sternitzke, Joan M. and Joyce	39.7%	\$ 489.60
8-1-21.22	Sternitzke, Joan M. and Joyce	9.5%	\$ 702.17
8-1-31.32	Mill Creek Golf Corporation	6.7%	\$ 1,369.54
8-1-95.1	Mill Creek Golf Corporation	2.9%	\$ 1,116.96
8-1-90	Hussain, Zahid and Zahid, Amina	35.1%	\$ 699.21
8-1-89	Hitzel, Paul S.	67.7%	\$ 643.66
8-1-40.22	Quinones, Augustine and Maria	1.9%	\$ 525.89
8-1-40.23	Townes, Michael J. and Jessica A.	1.9%	\$ 495.52
8-1-65	Wood-Hellmuth, Jeanna	1.4%	\$ 640.70
8-1-66.1	Helios Power Capital	0.5%	\$ 755.50
8-1-75.42	Helios Power Capital	9.5%	\$ 1,148.07
8-1-75.3	Helios Power Capital		\$ 825.87
8-1-76	Helios Power Capital		\$ 222.21
8-1-78.2-1	Helios Power Capital	3.1%	\$ 629,624.07
Total			\$ \$639,258.97

The eminent domain process would not affect the existing or future tax levies on any of the potentially acquired parcels since the assessed values and tax rates of these parcels would not change as a result of an eminent domain taking.

Appendix A

Proposed Model Easement

PERMANENT EASEMENT

THIS INDENTURE, made this _____ day of _____, in the year 2013

BETWEEN

GRANTOR, and

City of New York, a municipal corporation of the State of New York
City Hall
New York, NY 10007

GRANTEE,

KNOW ALL PERSONS BY THESE PRESENTS, that Mill Creek Golf Corporation, in consideration of the sum of xxxx Thousand and no/100 Dollars (\$xx,xxx.00) and other good and valuable consideration to it paid by the City of New York, does hereby grant, remise, and release, unto the City of New York, its successors and assigns, forever, a permanent easement, the upper limit of which is at existing current ground surface (“CGS”) based upon NAVD 88 as shown on the Parcel 6 Map, with the lower limit of the permanent easement at 645 feet below mean sea level based upon the Bureau of Water Supply (“BWS”) datum for the Rondout – West Branch Tunnel, for the purpose of constructing, reconstructing, operating, inspecting, monitoring, protecting and maintaining a subsurface water tunnel facility and appurtenances (the “Tunnel”), through, under and along the following described Parcel 6 as shown upon the accompanying map entitled “Bureau of Water Supply, City of New York, Department of Environmental Protection, Rondout – West Branch Bypass Tunnel, Survey Map, in the matter of acquiring a permanent easement from xxxxxxxxxxxxxxxx,” prepared by Terry G. Ringler, Jr., Land Surveyor III, N.Y.C. D.E.P. License No. 050165 and dated, xxxxxxxx (referred to herein as the “Parcel X Map”) filed simultaneously herewith and by this reference incorporated herein said Parcel 6 being more particularly bounded and described as follows:

ALL THAT PIECE OR PARCEL OF LAND, lying and being situate in the Town of Newburgh, County of Orange and State of New York, being a permanent easement for the constructing, reconstructing, operating, inspecting, monitoring and maintaining a subsurface water tunnel facility and appurtenances, through, under and along the following described parcel number x as shown upon the above referenced map and, being more particularly bounded and described as follows:

BEGINNING at the

to the point or place of beginning.

Containing xxxxxx acres or xxxx +/- square feet of land more or less.

Said portion of the proposed centerline of the Rondout – West Branch Bypass Tunnel being more particularly bounded and described as follows:

BEGINNING at PC station 14+11.89' and running on a curve to the right having an arc length of 1064.61', a radius of 1000.00', running on a chord bearing of South 88 Degrees 57 Minutes 16 Seconds East, a chord length of 1015.05' to centerline PT station 24+76.50'.

Bearings are with reference to Grid North of the New York State Plane Coordinate System East Zone NAD 83 (CORS).

Distances recited herein are Grid distances based upon the New York State Plane Coordinate System East Zone NAD 83 (CORS).

This permanent easement, the surface area of which is described above, is comprised of three distinct, vertically-defined areas referred to as "Zone 1," "Zone 2" and "Zone 3", each with specific depths, conditions, restrictions and reservations as depicted on the Parcel 6 Map and described below.

The upper limit of the easement is at existing current ground surface ("CGS") based upon NAVD 88 as shown on the Parcel x Map, with the lower limit of the permanent easement at 645 feet below mean sea level based upon the Bureau of Water Supply ("BWS") datum for the Rondout – West Branch Tunnel.

Zone 1 is that portion of the easement that is within Parcel 6 at 645 feet below mean sea level to 545 feet below mean sea level based upon the BWS datum.

Zone 2 is that portion of the easement that is within Parcel 6 at 545 feet below mean sea level based upon the BWS datum to 50 feet below CGS as based upon NAVD 88.

Zone 3 is that portion of the easement that is within Parcel 6 from CGS to a depth of 50 feet below CGS as based upon NAVD.

IT IS UNDERSTOOD and agreed that:

A. Zone 1: Grantee shall have the exclusive right to occupy, construct, reconstruct, operate, inspect, monitor and maintain the Tunnel for the conveyance of water as part of the New York City municipal water supply system. All structures, materials and facilities, installed or excavated from within Zone 1 shall be the property of the Grantee.

B. Zone 2: Grantor reserves the right to use Zone 2 for any lawful purpose provided such activities do not interfere with the operation and maintenance of the Tunnel or jeopardize the integrity of the Tunnel, except that there shall be no mining, blasting, well drilling or well improvement activities.

C. Zone 3: Grantor reserves the right to use Zone 3 for any lawful purpose provided such activities do not interfere with the operation and maintenance of the Tunnel or jeopardize the integrity of the Tunnel, except that there shall be no well drilling.

D. Grantor covenants that it will notify Grantee before engaging in any activity below the depth of 25 feet below CGS.

E. Grantee shall have the right to enter the lands of the Grantor to monument the centerline of the Tunnel on the lands of the Grantor within the above-described Parcel 6

Appendix B

Parcels with Water Supply Wells

Water Supply Sources (Private Well or Town Water District) for Parcels within the Proposed Easements Corridor

Tax Map ID	Landowner(s)	Water Supply	Sanitary	Town, County
8-1-22.2	Bell , William E. & Robert Jr. & Pelella, Charles A.	Private ^{1,2}	None ¹	Town of Newburgh, Orange County
8-1-18.1	Smith, Robert J.	None ¹	None ¹	
8-1-21.12	Sternitzke, Joan M. and Joyce	Private ¹	Private ¹	
8-1-21.22	Sternitzke, Joan M. and Joyce	Private ¹	Private ¹	
N/A (Route 9W)	NYSDOT	N/A	N/A	
8-1-31.32	Mill Creek Golf Corporation	Private ³	Private ³	
8-1-31.12	Central Hudson Gas and Electric	None ¹	None ¹	
8-1-95.1	Mill Creek Golf Corporation	None ¹	None ¹	
8-1-90	Hussain, Zahid and Zahid, Amina	Private ¹	Private ¹	
8-1-89	Hitzel, Paul S.	Private ¹	Private ¹	
8-1-40.22	Quinones, Augustine and Maria	Private ¹	Private ¹	
8-1-40.23	Townes, Michael J. and Jessica A.	Private ¹	Private ¹	
8-1-65	Wood-Hellmuth, Jeanna & Hellmuth, Walter	Private ³	Private ³	
8-1-66.1	Helios Power Capital	None ³	None ³	
8-1-79	Central Hudson Gas and Electric	None ¹	None ¹	
8-1-67.1	Central Hudson Gas and Electric	None ¹ - in Town water district ³	None ²	
8-1-69	Central Hudson Gas and Electric	Private ^{1,4}	Private ^{1,4}	
8-1-75.42	Helios Power Capital	None ³	None ³	
N/A (Danskammer Rd)	Town of Newburgh	N/A	N/A	
8-1-75.3	Helios Power Capital	None ¹	None ¹	
8-1-76	Helios Power Capital	None ¹	None ¹	
8-1-77	CSX Corp.	None ³ - in Town water district ³	None ³	
8-1-78.2-1	Helios Power Capital	None ³ - in Town water district ³	None ³	
N/A (Hudson River)	New York State Office of General Services	N/A	N/A	New York State
6056-01-032728-0000	Midtown Trackage Ventures/MTA	None ^{5,6}	None ⁵	Town of Wappinger, Dutchess County
6057-03-355051-0000	Power Authority of the State of New York	None ^{5,6}	None ⁵	

Notes:

¹ Town of Newburgh Building Department Property Cards, FOIA Request, see Appendix C.

² With DEP's research, no wells are known to actually exist on this parcel. It is assumed that since there is no sanitary system, that there is no functional well.

³ Orange County Department of Real Property Tax Service Agency.

⁴ According to the Town of Newburgh Building Department Property Cards, the house has been demolished.

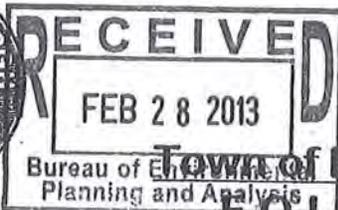
⁵ Dutchess County Department of Real Property Tax Service Agency.

http://geoaccess.co.dutchess.ny.us/parcelaccess/parcelaccess_map.htm

⁶ United Water is extending water district to Shaft 6B as part of the Water for Future Program, parcels may have potential access to water supply.

Appendix C

FOIL Request



**Town of Newburgh Freedom of Information
F.O.I.L. REQUEST TRANSFER FORM**

ANDREW J. ZARUTSKIE
Town Clerk

TO: CODE COMPLIANCE
(Name of Department/Elected Official/Access Officer)

Date Application Received in Town Clerk's Office: JAN 7 8 2013

Date Application Transferred to Department indicated above: JAN 7 8 2013

Number of Pages Transferred (including this page): 3

Copies (if any) sent to: _____

Date Copies Sent: _____ Approval by FOIL Officer: [Signature]

Department has five (5) business days to provide initial response to Town Clerk's office. Department has twenty (20) days to provide final response.

F.O.I.L. Request Section (for Department use only)

REQUEST APPROVED (Check as many as apply):

- Find Copies Attached
- Copies will be made available on (date): _____ (# of pages) _____
- Appointment for Inspection of Records (date): _____ (time): _____

REQUEST DENIED (Check as many as apply):

- Confidential Disclosure
- Unwarranted Invasion of Personal Privacy
- Part of Investigatory File
- Record is not maintained by this Department.
- Record of which this Dept. is legal custodian cannot be found
- Record is exempted by Statute other than Freedom of Information Law
- Other (please specify): _____

Signed by: [Signature] Date: 2/21/2013
(Department Head or Authorized Representative)



December 3, 2012

Mr. Andrew J. Zarutskie
Clerk's Office
Town of Newburgh
1496 Route 300
Newburgh, New York 12550

Carter H. Strickland, Jr.
Commissioner

Re: New York City Department of Environmental Protection
Rondout-West Branch Bypass Tunnel
Freedom of Information Law – Request for Information

Angela Licata
Deputy Commissioner
of Sustainability
alicata@dep.nyc.gov

Dear Mr. Zarutskie:

59-17 Junction Blvd.
Flushing, New York 11373

The New York City Department of Environmental Protection (DEP) proposes to construct a bypass tunnel around a leaking portion of the Rondout West Branch Tunnel (RWBT) in the Towns of Newburgh and Wappinger. Enclosed please find Figure 1, which presents the anticipated location for the bypass tunnel in the Town of Newburgh, Orange County, New York.

Tel. (718) 595-4398
Fax (718) 595-4479

DEP is currently negotiating the acquisition of sub-surface easements along the bypass tunnel alignment. As part of the environmental review process, DEP is required to consider the existing land use for all properties over the proposed alignment and whether lots are fully developed or under developed in accordance with existing zoning for each property. DEP also requests any information available on future projects or developments, and/or the Town's comprehensive plan. The agency would request the identification of each parcel's occupancy and/or examination of the property inventory card. This information would be utilized in an environmental review of the proposed land acquisition.

Please forward your response and any relevant information to Ms. Jennifer Farmwald at 59-17 Junction Boulevard, 11th Floor, Flushing, NY 11373. If you have any questions or require additional information, please do not hesitate to contact Ms. Farmwald at (718) 595-3287.

Thank you for facilitating this request.

Sincerely,

Mr. Mark N. Page, Jr.
Managing Director

Attachments

c: Wendy Sperduto, DEP
David Warne, DEP
Todd West, DEP
Jennifer Farmwald, DEP

Jeffrey Graf, DEP
David Tobias, DEP
Matthew Schwab, DEP

List of Properties

<u>Owner</u>	<u>Tax Map(s)</u>	<u>Address</u>	<u>Land Use</u>
Bell	8.-1-22.2	Route 9W, Newburgh	Vacant land
Smith	8.-1-18.1	Route 9W, Newburgh	Vacant land
Sternitzke	8.-1-21.12	Route 9W, Newburgh	Single Family Res
	8.-1-21.22	Route 9W, Newburgh	Single Family Res
Mill Creek Golf	8.-1-31.32	Route 9W, Newburgh	Golf Course
	8.-1-95.1	Route 9W, Newburgh	Golf Course
Central Hudson	8.-1-31.1	Route 9W, Newburgh	Transmission Line
	8.-1-42.1	Old Marlboro Tpke, Newburgh	Transmission Line
	8.-1-34.21	Old Marlboro Tpke, Newburgh	Transmission Line
	8.-1-79	Old Marlboro Tpke, Newburgh	Transmission Line
	8.-1-67.1	Old Marlboro Tpke, Newburgh	Transmission Line
	8.-1-69	Danskammar Road, Newburgh	Transmission Line
	8.-1-78.2-2 ?	Danskammar Road, Newburgh	Utility/RR
Hussain	8.-1-90	Christopher Way, Newburgh	Single Family Res
Hitzel	8.-1-89	Old Post Road, Newburgh	Single Family Res
Townes	8.-1-40.23	Christopher Way, Newburgh	Single Family Res
Quinones	8.-1-40.22	Old Post Road, Newburgh	Single Family Res
Dynergy	8.-1-66.1	Old Marlboro Tpke, Newburgh	Power Generation
	8.-1-75.42	Danskammar Road, Newburgh	Power Generation
	8.-1-75.3	Danskammar Road, Newburgh	Power Generation
	8.-1-76	Danskammar Road, Newburgh	Power Generation
	8.-1-78.2-1 ?	Danskammar Road, Newburgh	Utility/RR
CSX Corp	8.-1-77	Old Marlboro Tpke, Newburgh	Railroad
Midtown Track (MTA)	6056-01-032728-0001	37 Market St, Wappinger	Railroad
Conrail	6056-01-032728-0000	37 Market St, Wappinger	Railroad
NY Power Authority	6057-03-355051-0000	Chelsea River Rd, Wappinger	Vacant
New York State	Hudson River Route 9W		
Town of Newburgh	Old Post Road		



OWNERSHIP & MAILING ADDRESS

Dunmore Augustine & Maria
 43 Old Post Road
 Marlboro NY 12542

PROPERTY IDENTIFICATION

3246.00 8 40.02
 SWIS S B L SUFFIX
 CLASS CODE CABD NUMBER E 59650 N 579
 PROPERTY ADDRESS Old Post Rd GRID COORDINATE

RECORD OF OWNERSHIP

DATE	MO.	YR.	1 LAND BLDG 3 L&B	SALE PRICE	1 UNCONFIRMED 2 BUYER 4 FEE 3 SELLER 5 AGENT	VALIDITY 1 YES 2 NO
12	93		1 2 3	121,000	1 2 3 4 5	1 2
			1 2 3		1 2 3 4 5	1 2
			1 2 3		1 2 3 4 5	1 2

UNIT PRICE	DEPTH FACTOR	ADJUSTED FF PRICE	INFLUENCE CODE	INFLUENCE %	LAND VALUE

SITE DESCRIPTION SITE NUMBER 1 2 3 4 5 1 2
 PROPERTY CLASS (PRCLAS) 35.000

NEIGHBORHOOD I.D.
 ZONING: 01 - NONE 04 - FARM 07 - MIXED
 02 - SINGLE RES. 05 - COMMERCIAL 08 - GOVERNMENT
 03 - MULTI RES. 06 - INDUSTRIAL

TOPOGRAPHY RATING: 1-GOOD 2-FAIR 3-POOR 4-VERY POOR
 VIEW: 1-DETRIMENTAL 2-TYPICAL 3-ENHANCING
 LAYOUT (FARMS ONLY) 1-POOR 2-AVERAGE 3-GOOD

FLOOD RATING: 1-ALWAYS 2-MIXED 3-OFTEN 4-SOME 5-NEVER
 MUCK: 1 2 3 4

SITE ELEVATION: 1-BELOW GRADE 2-LEVEL 3-ABOVE GRADE
 DWELLING SETBACK: NEAREST 10 FEET

ROAD: 1-NONE 2-UNIMPROVED 3-IMPROVED
 WATER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC
 SEWER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC
 OTHER UTILITIES: 1-NONE 2-GAS 3-ELECTRIC 4-GAS AND ELECTRIC

NEIGHBORHOOD TYPE: 1-RURAL 2-SUBURBAN 3-URBAN 4-COMMERCIAL

SITE DESIRABILITY: 1-INFERIOR 2-TYPICAL 3-SUPERIOR
 LOT LANDSCAPING: 1 EXCELLENT 2 GOOD 3 FAIR 4 POOR 5 NONE

DRIVEWAY: 1- NONE 2- UNIMPROVED 3- IMPROVED
FRONTING TRAFFIC: 1- HEAVY 2- MEDIUM 3- LIGHT

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER
MO. YR.	1 DEMOL 2 ADDN.		
09 88	Build	114,000	2862

ASSESSMENT	19 89	19 90	19 92	19 96	19	SPECIAL DISTRICTS
AND	8000	8000	8000	8000.		SCHOOL 513601 FIRE FD0025 WATER SEWER LIGHT PARK
IMPROVEMENTS						
TOTAL	8000	83300	68000	71,000		
EXEMPTION		B.O.M.R.	S.M. C101			
TAXABLE						

INFLUENCE	CODES:	INFLUENCE
1-CORNER		
2-TOPOGRAPHY		
3-UNIMPROVED		
4-EXCESSIVE FRONT		
5-SHAPE OR SIZE		
6-RESTRICTIONS		
7-ECONOMIC MISIMPROVED		
8-VIEW		
9-OTHER		
10-NONE		

PASTURE - WOODLAND - WASTELAND - MUCK - WATERFRONT - ORCHARD - REAR - VINEYARD - WETLAND - LEASED LAND - TOTAL

RESIDENCE DESCRIPTION *Modern look*

STYLE: 01 RANCH 06 CONTEMPORARY 11 LOG CABIN
 02 RAISED RANCH 07 MANSION 12 DUPLEX
 03 SPLIT LEVEL 08 OLD STYLE 13 BUNGALOW
 04 CAPE COD 09 COTTAGE 14 OTHER
 05 COLONIAL 10 ROW 15 TOWN HOUSE

NUMBER OF STORIES 2

EXTERIOR WALLS:
 1 WOOD/FRAME 4 COMPOSITION 7 STONE
 2 BRICK 5 CONCRETE
 3 ALUM/VINYL 6 STUCCO

AGE: YEAR BUILT 1988
 REMODELED
 EFFECTIVE YR BUILT

ROOMS BED 4 BATH 2
 FAMILY 1 TOTAL 8

BASEMENT:
 1 PIERS/SLAB 2 CRAWL 3 PARTIAL 4 FULL
 BASEMENT GARAGE CAPACITY 232

HEAT TYPE: 3
 1 NO CENTRAL 2 HOT AIR
 3 STEAM/HOT WATER 4 ELECTRIC

FUEL TYPE:
 1 NONE 3 ELECTRIC 5 WOOD 7 COAL 4
 2 GAS 4 OIL 6 SOLAR

AIR CONDITIONING: 1 YES 0

PLUMBING: 1 YES 1

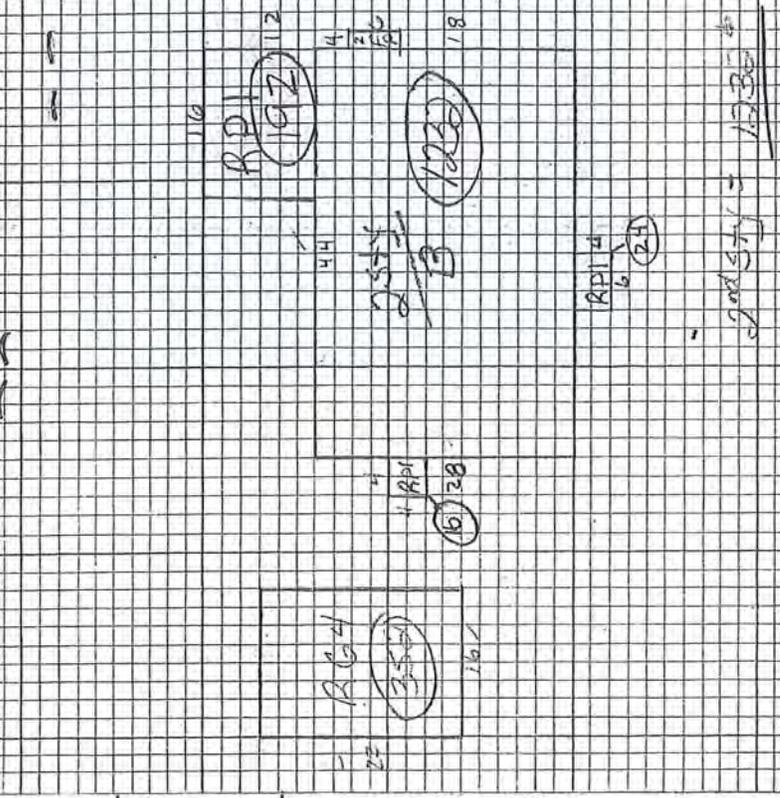
NUMBER OF KITCHENS:
 STYLE OF KITCHEN: 1
 KITCHEN QUALITY: 2
 STYLE OF BATH: 2
 BATH QUALITY: 2
 STYLE: 1 OLD 2 SEMI-MODERN 3 MODERN
 QUALITY: 1 POOR 2 AVERAGE 3 GOOD

OTHER FACTORS:
 MASONRY TRIM (SF) 0 FIREPLACES 1
 STONE/BRICK 1 YES 0

INTERIOR CONDITION
 EXTERIOR CONDITION
 1 POOR 2 FAIR 3 NORMAL
 4 GOOD 5 EXCELLANT

COST FACTORS
 GRADE C GRADE ADJ. 110
 PERCENT GOOD 97
 FUNCTIONAL/ECONOMIC OBSOLESCENCE 0
 CDU (EX, VG, G, AV, P, VP, UN)

LIVING AREA: FIRST FLOOR (SF) 1232
 SECOND FLOOR (SF) 1232
 ADDITIONAL FLOOR (SF)
 HALF STORY FINISHED (SF)
 HALF STORY UNFINISHED (SF)
 THREE QUARTER STORY FIN. (SF)
 THREE QUARTER STORY UNFIN. (SF)
 FINISHED BASEMENT (SF)
 FINISHED ATTIC (SF)
 FINISH OVER GARAGE (SF)
 UNFINISHED ROOM (SF)
 TOTAL LIVING AREA (SF) 2464
 UNFINISHED ATTIC (SF)
 RECREATION ROOM (SF)



NOTES:

DETACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U MEASURE	MEASURE	QUAN	GR	YEAR BUILT	RATE	C FUNC	TOT
1	2	1	2	TITY	**			+	OBSS
1	R64	3	16	22	01	1988		4	
2	L55	3	576	1	01	1993		4	
3	RPI	3	220	1	01	1994		4	
4									
5									
6									
7									
8									
9									
10									

BASE PRICE	
PLUMBING	
BASEMENT	
BSMT FINISH	
ATTIC	
HEATING/AC	
TOTAL BASE	
GRADE ADJ.	
TOTAL	
DEPRECIATION	
TOTAL	
ATT. IMPROV.	
DET. IMPROV.	
TOTAL	
FACTOR UPDATE	
TOTAL	

ATTACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U MEASURE	MEASURE	QUAN	GR	YEAR BUILT	RATE	C FUNC	TOTAL
1	2	1	2	TITY	**			+	OBSS
1	RPI	3	24	01	01	1988		4	
2	RPI	3	16	01	01	1988		4	
3	RPI	3	192	01	01	1988		4	
4									
5									
6									

* UNITS: 1 QUANTITY 2 DIMENSIONS 3 SQUARE FEET 4 DOLLARS (MS1 ONLY)
 + CONDITION: 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCELLENT
 ** GRADE: A EXPENSIVE B GOOD C AVERAGE D ECONOMY E MINIMUM

RESIDENCE DESCRIPTION

STYLE: 01 RANCH 06 CONTEMPORARY 11 LOG CABIN
 02 RAISED RANCH 07 MANSION 12 DUPLEX
 03 SPLIT LEVEL 08 OLD STYLE 13 BUNGALOW
 04 CAPE COD 09 COTTAGE 14 OTHER
 05 COLONIAL 10 ROW 15 TOWN HOUSE

NUMBER OF STORIES: 1.0

EXTERIOR WALLS:
 1 WOOD/FRAME 4 COMPOSITION 7 STONE
 2 BRICK 5 CONCRETE
 3 ALUM/VINYL 6 STUCCO *Modular* 01

AGE: YEAR BUILT 2000
 REMODELED _____
 EFFECTIVE YR BUILT _____

ROOMS: BED 2 BATH 2
 FAMILY 0 TOTAL 20

BASEMENT:
 1 PIERS/SLAB 2 CRAWL 3 PARTIAL 4 FULL 4
 BASEMENT GARAGE CAPACITY 0

HEAT TYPE:
 1 NO CENTRAL 2 HOT AIR 3
 3 STEAM/HOT WATER 4 ELECTRIC

FUEL TYPE:
 1 NONE 3 ELECTRIC 5 WOOD 7 COAL 4
 2 GAS 4 OIL 6 SOLAR

AIR CONDITIONING: 1 YES 0

PLUMBING: 1 YES 1

NUMBER OF KITCHENS: 1
 STYLE OF KITCHEN: 3
 KITCHEN QUALITY: 3
 STYLE OF BATH: 3
 BATH QUALITY: 3
 STYLE: 1 OLD 2 SEMI-MODERN 3 MODERN
 QUALITY: 1 POOR 2 AVERAGE 3 GOOD

OTHER FACTORS:
 MASONRY TRIM (SF) 0 FIREPLACES 0
 STONE/BRICK 1 YES 0

ATTACHED IMPROVEMENTS

STR. CODE	MOD. CODE	MEASURE		QUANGR TITY **	YEAR BUILT	RATE	C FUNC OBSO		
		1	2				+		
1	RP2	3	80	1	01	2000		4	
2	RP2	2	604	1	01	2000		4	
3									
4									
5									
6									

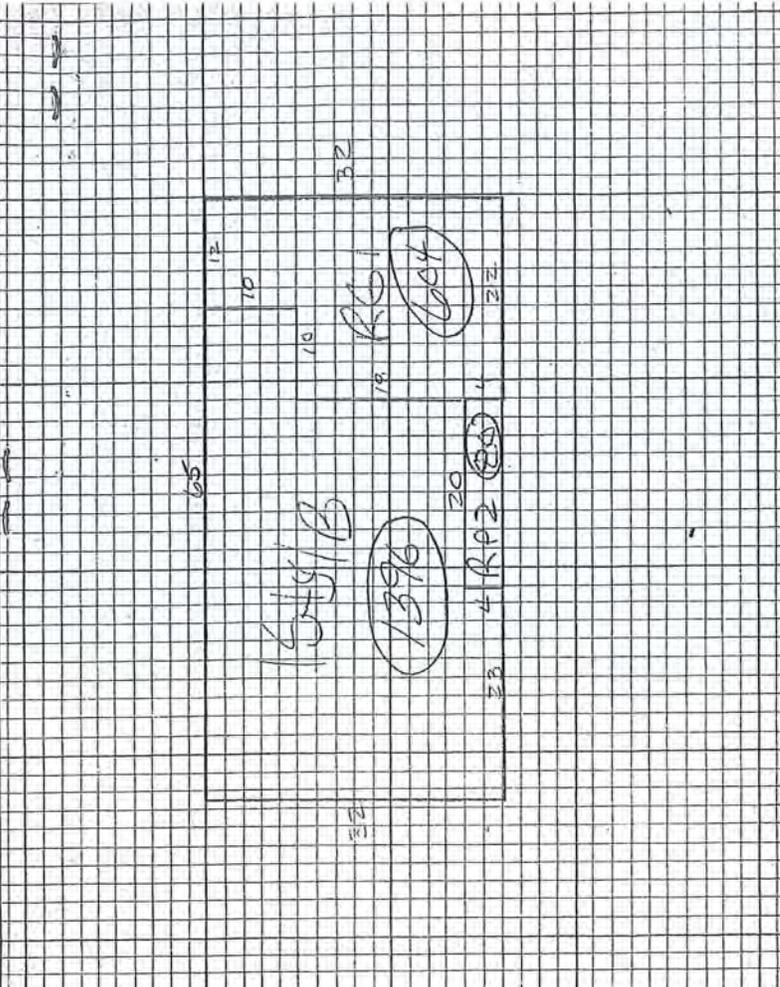
NOTES:

BASE PRICE	PLUMBING	BASEMENT	BSMT FINISH	ATTIC	HEATING/AC	TOTAL BASE	GRADE ADJ.	TOTAL	DEPRECIATION	TOTAL	ATT. IMPROV.	DET. IMPROV.	TOTAL	FACTOR UPDATE	TOTAL

DETACHED IMPROVEMENTS

STR. CODE	MOD. CODE	MEASURE		QUANGR TITY **	YEAR BUILT	RATE	C FUNC OBSO
		1	2				
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							

UNITS: 1 QUANTITY 2 DIMENSIONS 3 SQUARE FEET 4 DOLLARS (MS1 ONLY)
 + CONDITION: 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCELLENT
 ** GRADE: A EXPENSIVE B GOOD C AVERAGE D ECONOMY E MINIMUM



INTERIOR CONDITION
 EXTERIOR CONDITION
 1 POOR 2 FAIR 3 NORMAL
 4 GOOD 5 EXCELLENT

COST FACTORS
 GRADE C GRADE ADJ. 1.0
 PERCENT GOOD _____
 FUNCTIONAL/ECONOMIC OBSOLESCENCE _____
 CDU (EX, VG, G, AV, P, VP, UN) _____

LIVING AREA: FIRST FLOOR (SF) 1396
 SECOND FLOOR (SF) _____
 ADDITIONAL FLOOR (SF) _____
 HALF STORY FINISHED (SF) _____
 HALF STORY UNFINISHED (SF) _____
 THREE QUARTER STORY FIN. (SF) _____
 THREE QUARTER STORY UNFIN. (SF) _____
 FINISHED BASEMENT (SF) _____
 FINISHED ATTIC (SF) _____
 FINISH OVER GARAGE (SF) _____
 UNFINISHED ROOM (SF) _____
 TOTAL LIVING AREA (SF) 1396
 UNFINISHED ATTIC (SF) _____
 RECREATION ROOM (SF) _____

RESIDENCE DESCRIPTION

STYLE: 01 RANCH 06 CONTEMPORARY 11 LOG CABIN
 02 RAISED RANCH 07 MANSION 12 DUPLEX
 03 SPLIT LEVEL 08 OLD STYLE 13 BUNGALOW
 04 CAPE COD 09 COTTAGE 14 OTHER
 05 COLONIAL 10 ROW 15 TOWN HOUSE

NUMBER OF STORIES: 1.0

EXTERIOR WALLS:
 1 WOOD/FRAME 4 COMPOSITION 7 STONE
 2 BRICK 5 CONCRETE
 3 ALUM/VINYL 6 STUCCO

AGE: YEAR BUILT 1991
 REMODELED
 EFFECTIVE YR BUILT

ROOMS: BED 2.5 BATH 1 TOTAL 7

BASEMENT:
 1 PIERS/SLAB 2 CRAWL 3 PARTIAL 4 FULL
 BASEMENT GARAGE CAPACITY

HEAT TYPE: 1 NO CENTRAL 2 HOT AIR 3
 3 STEAM/HOT WATER 4 ELECTRIC

FUEL TYPE: 1 NONE 3 ELECTRIC 5 WOOD 7 COAL 4
 2 GAS 4 OIL 6 SOLAR

AIR CONDITIONING: 1 YES 0

PLUMBING: 1 YES 1

NUMBER OF KITCHENS: 1
 STYLE OF KITCHEN: 1
 KITCHEN QUALITY: 1
 STYLE OF BATH: 1
 BATH QUALITY: 1
 STYLE: 1 OLD 2 SEMI-MODERN 3 MODERN
 QUALITY: 1 POOR 2 AVERAGE 3 GOOD

OTHER FACTORS:
 MASONRY TRIM (SF) 0 FIREPLACES 1
 STONE/BRICK 1 YES 0

ATTACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U MEASURE	MEASURE	QUAN/GR	YEAR BUILT	RATE	C FUNC	T OTAL
1	2	1	2	TITY **			†	
1	RP1	370	3800	01	1991		4	
2	2	3380		01	2002		4	
3	RP1	3380		01	2002		4	
4								
5								
6								

INTERIOR CONDITION

EXTERIOR CONDITION
 1 POOR 2 FAIR 3 NORMAL
 4 GOOD 5 EXCELLANT

COST FACTORS

GRADE ADJ. 65
 PERCENT GOOD
 FUNCTIONAL/ECONOMIC OCSOLESCENCE
 CDU (EX, VG, G, AV, P, VP, UN)

LIVING AREA: FIRST FLOOR (SF) 1450
 SECOND FLOOR (SF)
 ADDITIONAL FLOOR (SF)
 HALF STORY FINISHED (SF)
 HALF STORY UNFINISHED (SF)
 THREE QUARTER STORY FIN. (SF)
 THREE QUARTER STORY UNFIN. (SF)
 FINISHED BASEMENT (SF) 513
 FINISHED ATTIC (SF)
 FINISH OVER GARAGE (SF)
 UNFINISHED ROOM (SF)
 TOTAL LIVING AREA (SF) 1963
 UNFINISHED ATTIC (SF)
 RECREATION ROOM (SF)

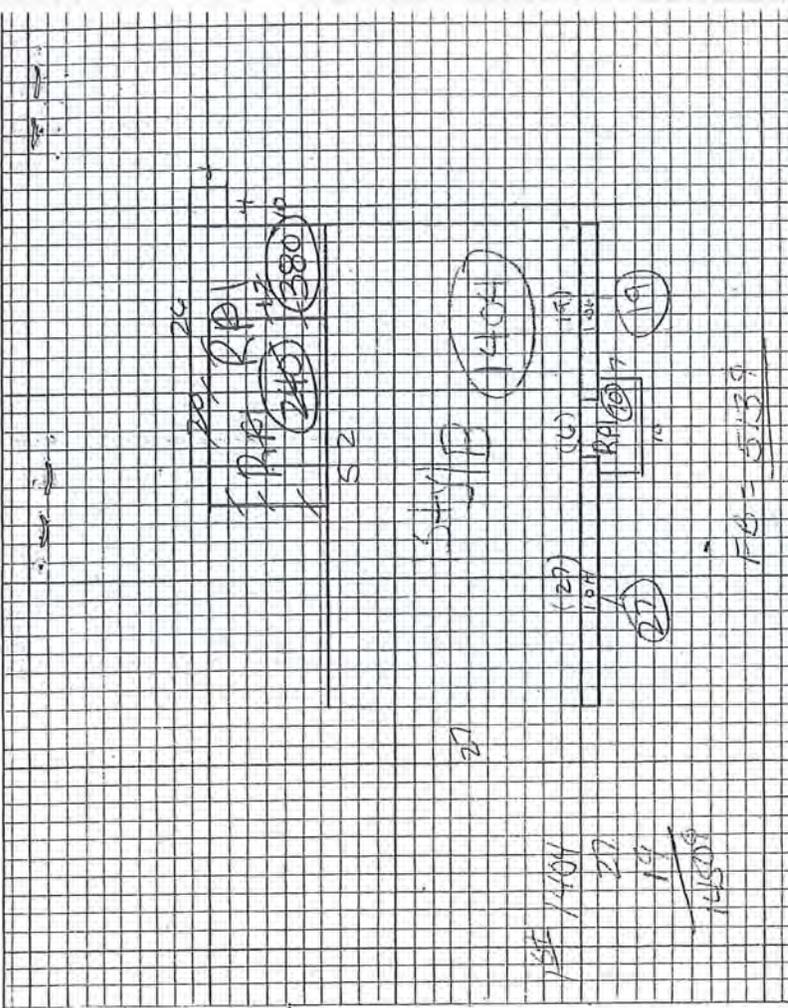
NOTES:

Quote in 1990

DETACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U MEASURE	MEASURE	QUAN/GR	YEAR BUILT	RATE	C FUNC	T OTAL
1	2	1	2	TITY **			†	
1	LS1	3800		01	1999		4	
2								
3								
4								
5								
6								
7								
8								
9								
10								

* UNITS: 1 QUANTITY 2 DIMENSIONS 3 SQUARE FEET 4 DOLLARS (MS1 ONLY)
 † CONDITION: 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCELLENT
 ** GRADE: A EXPENSIVE B GOOD C AVERAGE D ECONOMY E MINIMUM





OWNERSHIP & MAILING ADDRESS
 Hussain, Zahid &
 Zahid, Amina
 2 Christopher Way
 Marlboro, NY 12542

RECORD OF OWNERSHIP

OLD POST CONTRACTORS
 Johnson Harold E & Elodie
 Oyle Harry & Eunice Harpport
 Brier, Ronald J. & Judith L
 KP Properties LLC

ACRES	19	89	18	03	19	19	19
TOTAL	9500						

ASSESSMENT	19	89	18	03	19	19	19
LAND	9500						
IMPROVEMENTS	84900						
TOTAL	9500						
EXEMPTION	PARK						
TAXABLE							

PROPERTY IDENTIFICATION

SWIS 351600 S 8 B 1 L 10 SUFFIX

CLASS CODE 01 OF 1 E

PROPERTY ADDRESS 311 210

CARD NUMBER 1234567890

GRID COORDINATE

DATE	MO.	YR.	1 LAND BLDG 3188	SALE PRICE	1 UNCONFIRMED 2 BUYER 4 FEE 3 SELLER 5 AGENT	VALIDITY 1 YES 2 NO
02	02	12	3	155000	1 2 3 4 5	1 2
11	01	02	3	300000	1 2 3 4 5	1 2
07	02	12	3	205000	1 2 3 4 5	1 2
04	02	12	3	205000	1 2 3 4 5	1 2
12	07	12	3	303000	1 2 3 4 5	1 2

SITE DESCRIPTION

NEIGHBORHOOD I.D. 35000

ZONING: 01 - NONE 04 - FARM 07 - MIXED
 02 - SINGLE RES. 05 - COMMERCIAL 08 - GOVERNMENT
 03 - MULTI RES. 06 - INDUSTRIAL

BUILDING PERMIT RECORD

DATE MO. YR. TYPE 1 DEMOL. 2 ADDN. AMOUNT NUMBER

FRONTING TRAFFIC: 1-HEAVY 2-MEDIUM 3-LIGHT

DRIVEWAY: 1-NONE 2-UNIMPROVED 3-IMPROVED

LOT LANDSCAPING: 1-EXCELLENT 2-GOOD 3-FAIR 4-POOR 5-NONE

SITE DESIRABILITY: 1-INFERIOR 2-TYPICAL 3-SUPERIOR

ROAD: 1-NONE 2-UNIMPROVED 3-IMPROVED

WATER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC

SEWER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC

UTILITIES: 1-NONE 2-GAS 3-ELECTRIC 4-GAS AND ELECTRIC

NEIGHBORHOOD 1

TYPE: 1-RURAL 2-SUBURBAN 3-URBAN 4-COMMERCIAL

LEGAL DESCRIPTION

T.M. No. 8/94 23.2 A2.

0/20/94 - 4005 1272
 4/10/98 4760 253
 4/23/99 5043 182

OWNERSHIP & MAILING ADDRESS

Mill Creek Golf Corporation
 220 Dwight Parkway
 Newburgh NY 12550

RECORD OF OWNERSHIP

Mill Creek Golf Course
 Sunrise Associates

PROPERTY IDENTIFICATION

334600 8 1 95 1

SWIS S B L SUFFIX
 CLASS CODE 550 1 OF 1 E 633174 N 1002002
 PROPERTY ADDRESS 35 05 N 100 921
 GRID COORDINATE

MEASURED BY: _____ DATE _____
 LISTED BY: _____ DATE _____
 SOURCE: 1-OWNER 2-SPOUSE 3-TENANT
 4-OTHER 5-ESTIMATE 6-REFUSAL

LAND DESCRIPTION	LOT	VALUATION FRONTAGE	VALUATION DEPTH	UNIT PRICE	DEPTH FACTOR	ADJUSTED FF PRICE	INFLUENCE CODE	INFLUENCE %	LAND VALUE	SPECIAL DISTRICTS		
										SCHOOL	FIRE	WATER
1-PRIMARY	L									SCHOOL 513601	FIRE 10025	WATER
2-SECONDARY	L											
3-UNDEVELOPED	L											
4-RESIDUAL	L											
5-TILLABLE	S											
6-PASTURE	S											
7-WOODLAND	S											
8-WASTELAND	S											
9-MUCK	S											
0-WATERFRONT	S											
1-ORCHARD	() A											
2-REAR	() A											
3-VINEYARD	() A											
4-WETLAND	() A											
5-LEASED LAND	() A											
TOTAL		150,800										

SITE DESCRIPTION	NEIGHBORHOOD I.D.	ZONING	TOPOGRAPHY RATING	VIEW	LAYOUT (FARMS ONLY)	FLOOD RATING	MUCK	SITE ELEVATION	DWELLING SETBACK	ROAD	WATER	SEWER	UTILITIES	NEIGHBORHOOD TYPE	SITE DESIRABILITY	LOT LANDSCAPING	DRIVEWAY	FRONTING TRAFFIC	BUILDING PERMIT RECORD		
																			DATE	TYPE	AMOUNT
1-2-3		01 - NONE	1-GOOD 2-FAIR 3-POOR 4-VERY POOR	1-DETRIMENTAL 2-TYPICAL 3-ENHANCING	1-POOR 2-AVERAGE 3-GOOD	1-ALWAYS 2-MIXED 3-OFTEN 4-SOME 5-NEVER	1 2 3 4	1-BELOW GRADE 2-LEVEL 3-ABOVE GRADE	NEAREST 10 FEET	1-NONE 2-UNIMPROVED 3-IMPROVED	1-NONE 2-PRIVATE 3-COMM/PUBLIC	1-NONE 2-PRIVATE 3-COMM/PUBLIC	1-NONE 2-GAS 3-ELECTRIC 4-GAS AND ELECTRIC	1-RURAL 2-SUBURBAN 3-URBAN 4-COMMERCIAL	1-INFERIOR 2-TYPICAL 3-SUPERIOR	1-EXCELLENT 2-GOOD 3-FAIR 4-POOR 5-NONE	1-NONE 2-UNIMPROVED 3-IMPROVED	1-HEAVY 2-MEDIUM 3-LIGHT			



OWNERSHIP & MAILING ADDRESS
 Sternitzke, Joan M. + Um.D.
 553 Route 9W South
 Malboro NY 12542

RECORD OF OWNERSHIP

PROPERTY IDENTIFICATION
 334600 8 1 21022
 SWIS S B L SUFFIX

CLASS CODE 07002 E 432070 N/1001282
 PROPERTY ADDRESS Route 9W
 GRID COORDINATE

DATE MO. YR.	1 LAND 2 BLDG. 3 LAB	SALE PRICE	1 UNCONFIRMED 2 BUYER 4 FEE 3 SELLER 5 AGENT	VALIDITY 1 YES 2 NO
	1 2 3		1 2 3 4 5	1 2
	1 2 3		1 2 3 4 5	1 2
	1 2 3		1 2 3 4 5	1 2
	1 2 3		1 2 3 4 5	1 2

SITE DESCRIPTION SITE NUMBER PROPERTY CLASS (PRCLAS)
 NEIGHBORHOOD I.D. 35004

ZONING: 01 - NONE 04 - FARM 07 - MIXED
 02 - SINGLE RES. 05 - COMMERCIAL 08 - GOVERNMENT
 03 - MULTI RES. 06 - INDUSTRIAL

TOPOGRAPHY RATING: 1-GOOD 2-FAIR 3-POOR 4-VERY POOR
 VIEW: 1-DETRIMENTAL 2-TYPICAL 3-ENHANCING
 LAYOUT (FARMS ONLY) 1-POOR 2-AVERAGE 3-GOOD

FLOOD RATING: 1-ALWAYS 2-MIXED 3-OFTEN 4-SOME 5-NEVER
 MUCK: 1 2 3 4
 SITE ELEVATION: 1-BELOW GRADE 2-LEVEL 3-ABOVE GRADE
 DWELLING SETBACK: NEAREST 10 FEET

ROAD: 1-NONE 2-UNIMPROVED 3-IMPROVED
 WATER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC
 SEWER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC
 OTHER UTILITIES: 1-NONE 2-GAS 3-ELECTRIC 4-GAS AND ELECTRIC

NEIGHBORHOOD TYPE: 1-RURAL 2-SUBURBAN 3-URBAN 4-COMMERCIAL
 SITE DESIRABILITY: 1-INFERIOR 2-TYPICAL 3-SUPERIOR
 LOT LANDSCAPING: 1 EXCELLENT 2 GOOD 3 FAIR 4 POOR 5 NONE

DRIVEWAY: 1-NONE 2-UNIMPROVED 3-IMPROVED
 FRONTING TRAFFIC: 1-HEAVY 2-MEDIUM 3-LIGHT
 BUILDING PERMIT RECORD

DATE MO. YR.	TYPE 1 DEMOL 2 ADDN.	AMOUNT	NUMBER

ASSESSMENT	19	19	19	19	SPECIAL DISTRICTS
LAND					SCHOOL 513601
IMPROVEMENTS					FIRE FD 825
TOTAL					WATER
EXEMPTION					SEWER
TAXABLE					LIGHT
					PARK

ACREAGE	FT.	INFLUENCE CODE	ADJUSTED FF PRICE	DEPTH FACTOR	UNIT PRICE	ON
10 - WATERFRONT	() A.	1-COENER				
11 - ORCHARD	() A.	2-TOPOGRAPHY				
12 - REAR	() A.	3-UNIMPROVED				
13 - VINEYARD	() A.	4-EXCESSIVE FRONT				
14 - WETLAND	() A.	5-SHAPE OR SIZE				
15 - LEASED LAND	() A.	6-RESTRICTIONS				
	() A.	7-ECONOMIC MISIMPROVED				
	() A.	8-VIEW				
	() A.	9-OTHER				
	() A.	10-NONE				
TOTAL						

Handwritten notes:
 010603
 02



12/21/2009

OWNERSHIP & MAILING ADDRESS
 STERNITZKE JOHN M & WM D,
 5593 ROUTE 9W 56
 MILBRO NY 12512

RECORD OF OWNERSHIP

PROPERTY IDENTIFICATION

SWIS 254600 S 8 B 1 L 2022 SUFFIX

CLASS CODE 210 OF 02 CARD NUMBER E632070 N 1001252

PROPERTY ADDRESS W.S. RALPH DR GRID COORDINATE

DATE MO. YR. 12 6 2009

1 LAND 2 BLDG. 3 LAB. SALE PRICE 1 UNCONFIRMED 2 BUYER 4 FEE 3 SELLER 5 AGENT VALIDITY 1 YES 2 NO

UNIT PRICE	DEPTH FACTOR	ADJUSTED FF PRICE	INFLUENCE CODE	%	LAND VALUE	DATE MO. YR.	1 LAND 2 BLDG. 3 LAB.	SALE PRICE	1 UNCONFIRMED 2 BUYER 4 FEE 3 SELLER 5 AGENT	VALIDITY 1 YES 2 NO
2000					7500	12 6 2009	1 2 3		1 2 3 4 5	1 2
1500					2000		1 2 3		1 2 3 4 5	1 2
7500					7500		1 2 3		1 2 3 4 5	1 2
7500					5800		1 2 3		1 2 3 4 5	1 2
2000					8000		1 2 3		1 2 3 4 5	1 2
2000					21700		1 2 3		1 2 3 4 5	1 2

WOODLAND	WASTELAND	MUCK	WATERFRONT	ORCHARD	REAR	VINEYARD	WETLAND	LEASED LAND	TOTAL	ASSESSMENT	LAND	IMPROVEMENTS	TOTAL	EXEMPTION	TAXABLE
			6.96	1.00	1.00	1.00	1.00	1.00	6.30	19 89	19 97	19 08	2010	19	21700
			ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES						
			1000	1000	1000	1000	1000	1000	104500						
			ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES						
			2000	1500	7500	7500	7500	2000	21700						
			ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES						
			7500	2000	7500	5800	11800	8000	21700						
			ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES						
			2000	1500	7500	7500	2000	21700	21700						
			ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES						

SPECIAL DISTRICTS

SCHOOL 513601

FIRE F20025

WATER

SEWER

LIGHT

PARK

DATE MO. YR. TYPE 1 DEMOL 2 ADDN. AMOUNT NUMBER

BUILDING PERMIT RECORD

FRONTING TRAFFIC: 1- HEAVY 2- MEDIUM 3- LIGHT

DRIVEWAY: 1- NONE 2- UNIMPROVED 3- IMPROVED

LOT LANDSCAPING: 1- EXCELLENT 2- GOOD 3- FAIR 4- POOR 5- NONE

SITE DESIRABILITY: 1- INFERIOR 2- TYPICAL 3- SUPERIOR

NEIGHBORHOOD 1- RURAL 2- SUBURBAN 3- URBAN 4- COMMERCIAL

INFLUENCE CODES:
 1-CORNER
 2-TOPOGRAPHY
 3-UNIMPROVED
 4-EXCESSIVE FRONT
 5-SHARE OR FRONT
 6-RESTRICTIONS
 7-ECONOMIC MISIMPROVED
 8-VIEW
 9-OTHER
 10-NONE

WOODLAND
 WASTELAND
 MUCK
 WATERFRONT
 ORCHARD
 REAR
 VINEYARD
 WETLAND
 LEASED LAND
 TOTAL

ASSESSMENT 19 89 19 97 19 08 2010 19

LAND 21,300 24,900 21,700 21,700

IMPROVEMENTS 62,200 104,500 104,500

TOTAL 83,500 129,400 126,200 94,800

EXEMPTION

TAXABLE

NEIGHBORHOOD I.D.

ZONING: 01 - NONE 04 - FARM 07 - MIXED
 02 - SINGLE RES. 05 - COMMERCIAL 08 - GOVERNMENT
 03 - MULTI RES. 06 - INDUSTRIAL

TOPOGRAPHY RATING: 1-GOOD 2-FAIR 3-POOR 4-VERY POOR

VIEW: 1-DETRIMENTAL 2-TYPICAL 3-ENHANCING

LAYOUT (FARMS ONLY) 1-POOR 2-AVERAGE 3-GOOD

FLOOD RATING: 1-ALWAYS 2-MIXED 3-OFTEN 4-SOME 5-NEVER

MUCK: 1 2 3 4

SITE ELEVATION: 1-BELOW GRADE 2-LEVEL 3-ABOVE GRADE

DWELLING SETBACK: NEAREST 10 FEET

ROAD: 1-NONE 2-UNIMPROVED 3-IMPROVED

WATER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC

SEWER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC

OTHER UTILITIES: 1-NONE 2-GAS 3-ELECTRIC 4-GAS AND ELECTRIC

RESIDENCE DESCRIPTION

STYLE: 5
 01 RANCH
 02 RAISED RANCH 07 MANSION
 03 SPLIT LEVEL 08 OLD STYLE
 04 CAPE COD 09 COTTAGE
 05 COLONIAL 10 ROW
 06 CONTEMPORARY 11 LOG CABIN
 12 DUPLEX
 13 BUNGALOW
 14 OTHER
 15 TOWN HOUSE

NUMBER OF STORIES

2.0
 EXTERIOR WALLS:
 1 WOOD/FRAME
 2 BRICK
 3 ALUM/VINYL
 4 COMPOSITION
 5 CONCRETE
 6 STUCCO
 7 STONE

AGE: YEAR BUILT
 REMODELED
 EFFECTIVE YR BUILT

1995-1998
 ROOMS: BED 2 BATH 1.5
 FAMILY 2 TOTAL 3.5

BASEMENT:

1 PIERS/SLAB 2 CRAWL 3 PARTIAL 4 FULL
 BASEMENT GARAGE CAPACITY 4

HEAT TYPE:

1 NO CENTRAL 2 HOT AIR
 3 STEAM/HOT WATER 4 ELECTRIC
3

FUEL TYPE:

1 NONE 3 ELECTRIC 5 WOOD 7 COAL
 2 GAS 4 OIL 6 SOLAR
4

AIR CONDITIONING: 1 YES

0

PLUMBING: 1 YES

1

NUMBER OF KITCHENS:

1

STYLE OF KITCHEN:

2

STYLE OF BATH:

2

BATH QUALITY:

2

STYLE: 1 OLD 2 SEMI-MODERN 3 MODERN

QUALITY: 1 POOR 2 AVERAGE 3 GOOD

OTHER FACTORS:
 MASONRY TRIM (SF) _____ FIREPLACES 12
 STONE/BRICK 1 YES _____

ATTACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U MEASURE	MEASURE	QUAN	GR	YEAR BUILT	RATE	C FUNC	T OBSO	TOTAL
1	FCI	2	9	12	01					
2	REN	5	12	20	01					
3	R64	3960	1	01	1995					
4										
5										
6										
7										
8										
9										
10										

INTERIOR CONDITION
EXTERIOR CONDITION

1 POOR 2 FAIR 3 NORMAL
 4 GOOD 5 EXCELLANT

COST FACTORS

GRADE C+ GRADE ADJ. 10
 PERCENT GOOD
 FUNCTIONAL/ECONOMIC OBSOLESCENCE
 CDU (EX. VG. G. AV. P. VP. UN)

LIVING AREA:

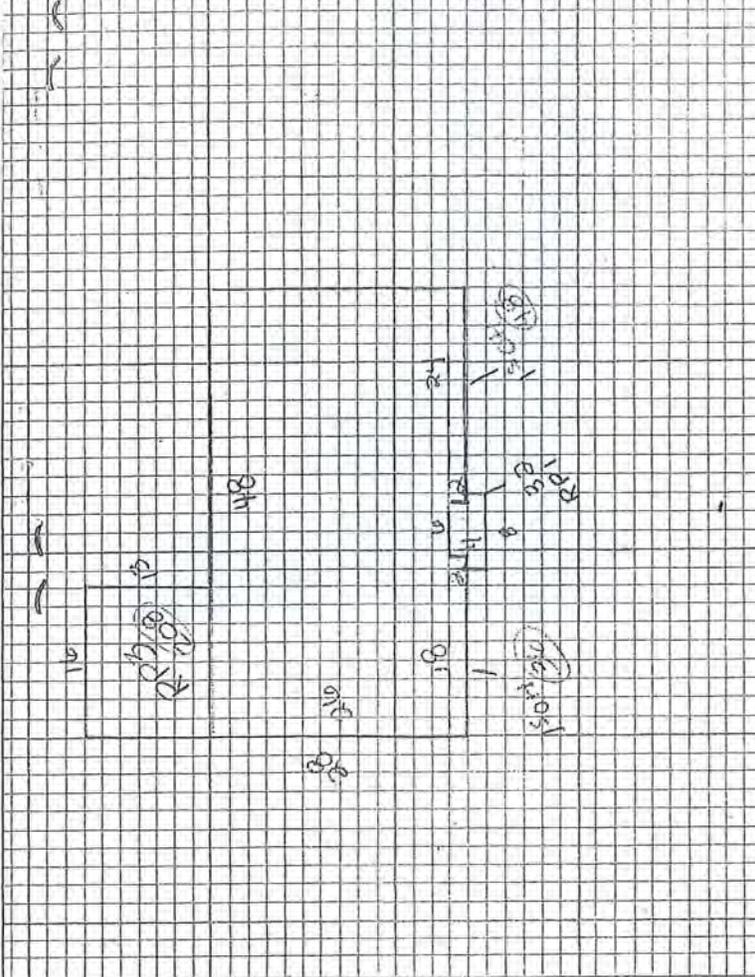
FIRST FLOOR (SF) 1604
 SECOND FLOOR (SF) 1054
 ADDITIONAL FLOOR (SF)
 HALF STORY FINISHED (SF)
 HALF STORY UNFINISHED (SF)
 THREE QUARTER STORY FIN. (SF)
 THREE QUARTER STORY UNFIN. (SF)
 FINISHED BASEMENT (SF)
 FINISHED ATTIC (SF)
 FINISH OVER GARAGE (SF)
 UNFINISHED ROOM (SF) 2658
 TOTAL LIVING AREA (SF) 2158
 UNFINISHED ATTIC (SF)
 RECREATION ROOM (SF) 200

NOTES:

DETACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U MEASURE	MEASURE	QUAN	GR	YEAR BUILT	RATE	C FUNC	T OBSO	TOTAL
1	FCI	2	9	12	01		200			
2	REN	5	12	20	01					
3	R64	3960	1	01	1995					4
4										
5										
6										
7										
8										
9										
10										

UNITS: 1 QUANTITY 2 DIMENSIONS 3 SQUARE FEET 4 DOLLARS (MS1 ONLY)
 † CONDITION: 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCELLENT
 †† GRADE: A EXPENSIVE B GOOD C AVERAGE D ECONOMY E MINIMUM



RESIDENCE DESCRIPTION
 STYLE: 06 CONTEMPORARY 11 LOG CABIN
 01 RANCH 02 RAISED RANCH 07 MANSION 12 DUPLEX
 03 SPLIT LEVEL 08 OLD STYLE 13 BUNGALOW
 04 CAPE COD 09 COTTAGE 14 OTHER
 05 COLONIAL 10 ROW 15 TOWN HOUSE

NUMBER OF STORIES: 1.0

EXTERIOR WALLS:
 1 WOOD/FRAME 4 COMPOSITION 7 STONE
 2 BRICK 5 CONCRETE
 3 ALUM/VINYL 6 STUCCO

AGE: YEAR BUILT 1982
 REMODELED
 EFFECTIVE YR BUILT

ROOMS: BED BATH TOTAL 27
 FAMILY TOTAL 27

BASEMENT:
 1 PIERS/SLAB 2 CRAWL 3 PARTIAL 4 FULL
 BASEMENT GARAGE CAPACITY 2000 SF

HEAT TYPE:
 1 NO CENTRAL 2 HOT AIR 3
 3 STEAM/HOT WATER 4 ELECTRIC

FUEL TYPE:
 1 NONE 3 ELECTRIC 5 WOOD 7 COAL 4
 2 GAS 4 OIL 6 SOLAR

AIR CONDITIONING: 1 YES 0

PLUMBING: 1 YES 1

INTERIOR CONDITION
 EXTERIOR CONDITION
 1 POOR 2 FAIR 3 NORMAL
 4 GOOD 5 EXCELLANT

COST FACTORS
 GRADE: 10
 PERCENT GOOD 97
 FUNCTIONAL/ECONOMIC OBSOLESCENCE 1/2
 CDU (EX, VG, G, AV, P, VP, UN)

LIVING AREA:
 FIRST FLOOR (SF) 1332
 SECOND FLOOR (SF)
 ADDITIONAL FLOOR (SF)
 HALF STORY FINISHED (SF)
 HALF STORY UNFINISHED (SF)
 THREE QUARTER STORY FIN. (SF)
 THREE QUARTER STORY UNFIN. (SF)
 FINISHED BASEMENT (SF) 420
 FINISHED ATTIC (SF)
 FINISH OVER GARAGE (SF)
 UNFINISHED ROOM (SF)
 TOTAL LIVING AREA (SF) 1952
 UNFINISHED ATTIC (SF)
 RECREATION ROOM (SF)

DETACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U MEASURE	MEASURE	QUAN/GR TITY **	YEAR BUILT	RATE	C FUNC +	TOTAL
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								

BASE PRICE
PLUMBING
BASEMENT
BSMT FINISH
ATTIC
HEATING/AC
TOTAL BASE
GRADE ADJ.
TOTAL
DEPRECIATION
TOTAL
ATT. IMPROV.
DET. IMPROV.
TOTAL
FACTOR UPDATE
TOTAL

ATTACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U MEASURE	MEASURE	QUAN/GR TITY **	YEAR BUILT	RATE	C FUNC +	TOTAL
1								
2								
3								
4								
5								
6								

NUMBER OF KITCHENS:
 STYLE OF KITCHEN:
 KITCHEN QUALITY:
 STYLE OF BATH:
 BATH QUALITY:
 STYLE: 1 OLD 2 SEMI-MODERN 3 MODERN
 QUALITY: 1 POOR 2 AVERAGE 3 GOOD

OTHER FACTORS:
 MASONRY TRIM (SF) 20 FIREPLACES
 STONE/BRICK 1 YES

NOTES:

* UNITS: 1 QUANTITY 2 DIMENSIONS 3 SQUARE FEET 4 DOLLARS (MS1 ONLY)
 + CONDITION: 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCELLENT
 ** GRADE: A EXPENSIVE B GOOD C AVERAGE D ECONOMY E MINIMUM

LEGAL DESCRIPTION

OWNERSHIP & MAILING ADDRESS

PROPERTY IDENTIFICATION

1/27 7M Rev 1/67

10/6/00 2383 94

2/2/06 12074 400

9/29/10 13062 1330

8/20/12 13345 1342

1 GRANTING SMITH SUBDIVISION 8602

Smith, Robert J.
P.O. Box 5
Marlboro, NY 12542

RECORD OF OWNERSHIP

Denise Fay T + David Michael
Smith Budget Trustee + Geraldine
Bridget B. Smith Revocable Trust
Patricia Walsh Trustee
County of Orange

334660 S 1 18.1 L SUFFIX

CLASS CODE	311	OF	E 593870	N 575459
PROPERTY ADDRESS	Route 916	CARD NUMBER		GRID COORDINATE

DATE	MO.	YR.	1 LAND BLDG. 3 LAB	SALE PRICE	1 UNCONFIRMED 2 BUYER 4 FEE 3 SELLER 5 AGENT	VALIDITY 1 YES 2 NO
10	02	02	1 2 3		1 2 3 4 5	1 (2)
12	28	05	1 2 3	7500.00	1 2 3 4 5	1 (2)
09	10	02	1 2 3		1 2 3 4 5	1 (2)
08	12	02	1 2 3	20,000.00	1 2 3 4 5	1 (2)

LAND DESCRIPTION	LOT	SQUARE FEET	VALUATION FRONTAGE	VALUATION DEPTH	UNIT PRICE	DEPTH FACTOR	ADJUSTED FF PRICE	INFLUENCE CODE = %	LAND VALUE
0 NONE									
LAND CODES									
- PRIMARY									
- SECONDARY									
- UNDEVELOPED									
- RESIDUAL									
- TILLABLE									
- PASTURE									
- WOODLAND									
- WASTELAND									
- MUCK									
- WATERFRONT									
- ORCHARD									
- REAR									
- VINEYARD									
- WETLAND									
- LEASED LAND									
TOTAL									11,200

SITE DESCRIPTION	NEIGHBORHOOD I.D.	ZONING	TOPOGRAPHY RATING	FLOOD RATING	MUCK	SITE ELEVATION	DWELLING SETBACK	ROAD	WATER	SEWER	UTILITIES	NEIGHBORHOOD TYPE	SITE DESIRABILITY	LOT LANDSCAPING	DRIVEWAY	FRONTING TRAFFIC
		01 - NONE 02 - SINGLE RES. 03 - MULTI RES. 04 - FARM 05 - COMMERCIAL 06 - INDUSTRIAL 07 - MIXED 08 - GOVERNMENT	1-GOOD 2-FAIR 3-POOR 4-VERY POOR VIEW: 1-DETRIMENTAL 2-TYPICAL 3-ENHANCING LAYOUT (FARMS ONLY) 1-POOR 2-AVERAGE 3-GOOD	1-ALWAYS 2-MIXED 3-OFTEN 4-SOME 5-NEVER	1 2 3 4	1-BELOW GRADE 2-LEVEL 3-ABOVE GRADE DWELLING SETBACK: NEAREST 10 FEET	ROAD: 1-NONE 2-UNIMPROVED 3-IMPROVED WATER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC SEWER: 1-NONE 2-PRIVATE 3-COMM/PUBLIC OTHER UTILITIES: 1-NONE 2-GAS 3-ELECTRIC 4-GAS AND ELECTRIC	1-RURAL 2-SUBURBAN 3-URBAN 4-COMMERCIAL	1-INFERIOR 2-TYPICAL 3-SUPERIOR LOT LANDSCAPING: 1-EXCELLENT 2-GOOD 3-FAIR 4-POOR 5-NONE	1-NONE 2-UNIMPROVED 3-IMPROVED	1-HEAVY 2-MEDIUM 3-LIGHT					

DATE	TYPE	AMOUNT	NUMBER
MO. YR.	1 DEMOL. 2 ADDN.		

BUILDING PERMIT RECORD

DATE	TYPE	AMOUNT	NUMBER
MO. YR.	1 DEMOL. 2 ADDN.		

ASSESSMENT	19	19	19	19	SPECIAL DISTRICTS
AND IMPROVEMENTS	89				SCHOOL 513601 FIRE FD025
TOTAL	11,200				
EXEMPTION					LIGHT PARK
TAXABLE					

LEGAL DESCRIPTION

11/02/10 12294 12338
 10/30/86 65631 84
 528-06
 3 Stormfike Subways
 30.8 Acres 27.2
 7/12/10
 7/12/10

OWNERSHIP & MAILING ADDRESS

But William B + Robert M. *
 45 Lowell Road
 12550
 Stormfike Subways

RECORD OF OWNERSHIP

MEASURED BY: _____ DATE _____
 LISTED BY: _____ DATE _____
 SOURCE: 1-OWNER 2-SPOUSE 3-TENANT
 4-OTHER 5-ESTIMATE 6-REFUSAL

LAND DESCRIPTION	LOT	VALUATION FRONTAGE	VALUATION DEPTH	UNIT PRICE	DEPTH FACTOR	ADJUSTED FF PRICE	INFLUENCE CODE = %	LAND VALUE
0 NONE								
1-PRIMARY								
2-SECONDARY								
3-UNDEVELOPED								
4-RESIDUAL								
5-TILLABLE								
6-PASTURE								
7-WOODLAND								
8-WASTELAND								
9-MUCK								
10-WATERFRONT								
11-ORCHARD								
12-REAR								
13-VINEYARD								
14-WETLAND								
15-LEASED LAND								
TOTAL	19	84	19	19	19	19		
ASSESSMENT								
LAND		33,000						42,400
IMPROVEMENTS								
TOTAL		34,500						42,400
EXEMPTION								
TAXABLE								

CLASS CODE	DATE	MO.	YR.	1 LAND 2 BLDG. 3 LBS	SALE PRICE	1 UNCONFIRMED 2 BUYER 4 FEE 3 SELLER 5 AGENT	VALIDITY 1 YES 2 NO
312	10/12	10	86	1 2 3	345,000	1 2 3 4 5	1 2
312	10/12	10	86	1 2 3	345,000	1 2 3 4 5	1 2
312	10/12	10	86	1 2 3	345,000	1 2 3 4 5	1 2
312	10/12	10	86	1 2 3	345,000	1 2 3 4 5	1 2
312	10/12	10	86	1 2 3	345,000	1 2 3 4 5	1 2

SITE DESCRIPTION	NEIGHBORHOOD I.D.	ZONING	TOPOGRAPHY RATING	VIEW	LAYOUT (FARMS ONLY)	FLOOD RATING	MUCK	SITE ELEVATION	DWELLING SETBACK	ROAD	WATER	SEWER	UTILITIES	NEIGHBORHOOD	SITE DESIRABILITY	LOT LANDSCAPING	DRIVEWAY	FRONTING TRAFFIC
1-2-3		01 - NONE 02 - SINGLE RES. 03 - MULT RES.	1-GOOD 2-FAIR 3-POOR 4-VERY POOR	1-DETIMENTAL 2-TYPICAL 3-ENHANCING	1-POOR 2-AVERAGE 3-GOOD	1-ALWAYS 2-MIXED 3-OFTEN 4-SOME 5-NEVER	1 2 3 4	1-BELOW GRADE 2-LEVEL 3-ABOVE GRADE	NEAREST 10 FEET	1-NONE 2-UNIMPROVED 3-IMPROVED	1-NONE 2-PRIVATE 3-COMM/PUBLIC	1-NONE 2-PRIVATE 3-COMM/PUBLIC	1-NONE 2-GAS 3-ELECTRIC 4-GAS AND ELECTRIC	1-RURAL 2-SUBURBAN 3-URBAN 4-COMMERCIAL	1-INFERIOR 2-TYPICAL 3-SUPERIOR	1-EXCELLENT 2-GOOD 3-FAIR 4-POOR 5-NONE	1-NONE 2-UNIMPROVED 3-IMPROVED	1-HEAVY 2-MEDIUM 3-LIGHT

DATE	TYPE	AMOUNT	NUMBER
MO. YR.	1 DEMOL 2 ADDN.		

RESIDENCE DESCRIPTION
 STYLE: CONVENTIONAL
 01 RANCH 06 CONTEMPORARY 11 LOG CABIN
 02 RAISED RANCH 07 MANSION 12 DUPLEX
 03 SPLIT LEVEL 08 OLD STYLE 13 BUNGALOW
 04 CAPE COD 09 COTTAGE 14 OTHER
 05 COLONIAL 10 ROW 15 TOWN HOUSE

NUMBER OF STORIES 1.5
 EXTERIOR WALLS:
 1 WOOD/FRAME 4 COMPOSITION 7 STONE
 2 BRICK 5 CONCRETE
 3 ALUM/VINYL 6 STUCCO

AGE: YEAR BUILT 1950
 REMODELED
 EFFECTIVE YR BUILT

ROOMS BED 2 BATH 0.0
 FAMILY 5 TOTAL 5

BASEMENT:
 1 PIERS/SLAB 2 CRAWL 3 PARTIAL 4 FULL
 BASEMENT GARAGE CAPACITY 2

HEAT TYPE:
 1 NO CENTRAL 2 HOT AIR NONE
 3 STEAM/HOT WATER 4 ELECTRIC NONE

FUEL TYPE:
 1 NONE 3 ELECTRIC 5 WOOD 7 COAL
 2 GAS 4 OIL 6 SOLAR

AIR CONDITIONING: 1 YES 0

PLUMBING: 1 YES 1

NUMBER OF KITCHENS: 1
 STYLE OF KITCHEN:
 KITCHEN QUALITY: none

STYLE OF BATH:
 BATH QUALITY: none

STYLE: 1 OLD 2 SEMI-MODERN 3 MODERN
 QUALITY: 1 POOR 2 AVERAGE 3 GOOD

OTHER FACTORS:
 MASONRY TRIM (SF) _____ FIREPLACES _____
 STONE/BRICK 1 YES _____

ATTACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U	MEASURE		QUAN	GR	YEAR BUILT	C	FUNC	OBSSO
			1	2						
1										
2										
3										
4										
5										
6										

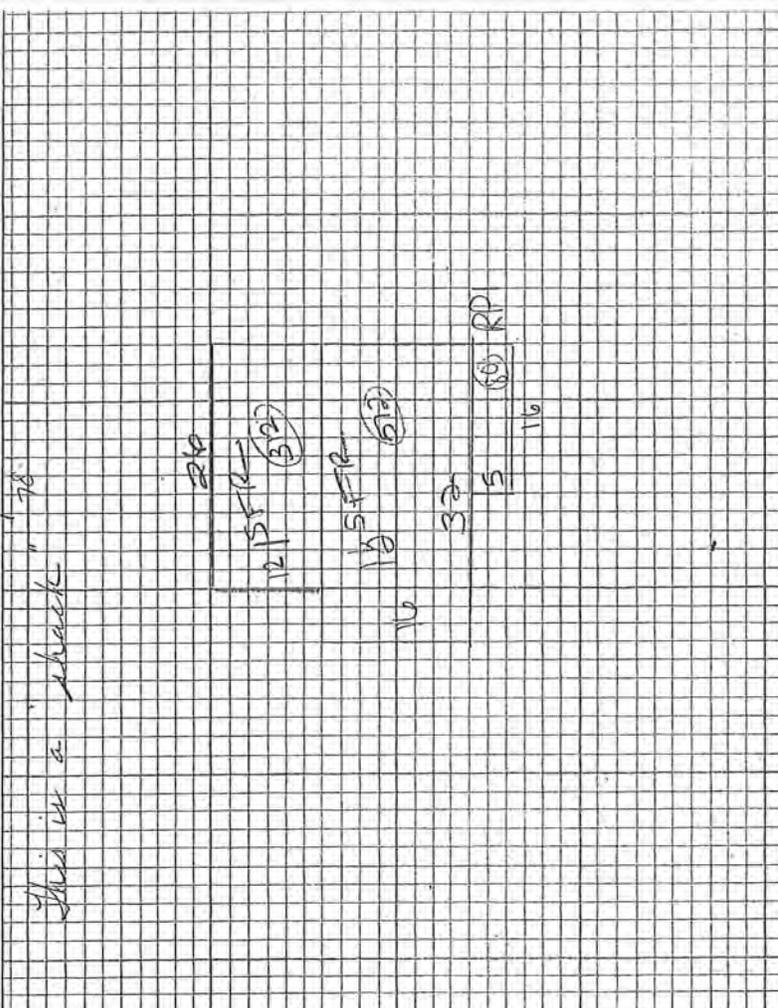
INTERIOR CONDITION
 EXTERIOR CONDITION
 1 POOR 2 FAIR 3 NORMAL
 4 GOOD 5 EXCELLANT

COST FACTORS
 GRADE D- GRADE ADJ. 30
 PERCENT GOOD 10
 FUNCTIONAL/ECONOMIC OBSOLESCENCE
 CDU (EX, VG, G, AV, P, VP, UN)

LIVING AREA: FIRST FLOOR (SF) 512
 SECOND FLOOR (SF) _____
 ADDITIONAL FLOOR (SF) _____
 HALF STORY FINISHED (SF) _____
 HALF STORY UNFINISHED (SF) _____
 THREE QUARTER STORY FIN. (SF) _____
 THREE QUARTER STORY UNFIN. (SF) _____
 FINISHED BASEMENT (SF) _____
 FINISHED ATTIC (SF) _____
 FINISH OVER GARAGE (SF) _____
 UNFINISHED ROOM (SF) _____
 TOTAL LIVING AREA (SF) 1208
 UNFINISHED ATTIC (SF) _____
 RECREATION ROOM (SF) _____

NOTES:
 House in
 crumbling
 shack

BASE PRICE	PLUMBING	BASEMENT	BSMT FINISH	ATTIC	HEATING/AC	TOTAL BASE	GRADE ADJ.	TOTAL	DEPRECIATION	TOTAL	ATT. IMPROV.	DET. IMPROV.	TOTAL	FACTOR UPDATE	TOTAL



DETACHED IMPROVEMENTS

STR. CODE	MOD. CODE	U	MEASURE		QUAN	GR	YEAR BUILT	RATE	C	FUNC	OBSSO	TOTAL
1	2	1	2	TITY	**				+			
FBI		2	18	40	01			5.20				

UNITS: 1 QUANTITY 2 DIMENSIONS 3 SQUARE FEET 4 DOLLARS (MS1 ONLY)
 + CONDITION: 1 POOR 2 FAIR 3 NORMAL 4 GOOD 5 EXCELLENT
 ** GRADE: A EXPENSIVE B GOOD C AVERAGE D ECONOMY E MINIMUM

LEGAL DESCRIPTION

TOWN OF NEWBURGH
 S OF DANSKAMMER RD
 2/2/01 5454 295
 ACRES 1.02
 DEED DATE 07/25/49

OWNERSHIP & MAILING ADDRESS

GENERAL HUDSON GAS ELECTRIC CORP
 NEWBURGH NY
 Dynegy Danskammer LLC 40 Rick Barton
 500 So 9th St E-30
 Doonville VA 22821
 013601
 00025

RECORD OF OWNERSHIP

Central Hudson Gas & Elec Corp

33 46 00 DISTRICT SECTION BLOCK LOT 76 00

811 ACCOUNT NUMBER
 CLASS CODE ZONING CARD NUMBER ROUTING NUMBER
 800 U 01 OF 01 97

DATE TYPE SALE PRICE SOURCE VALIDITY
 MO. YR. 1 LAND 2 L&B 3 BUYER 4 AGENT 1 YES 2 NO

DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
MO. YR.	1 LAND 2 L&B		3 BUYER 4 AGENT	1 YES 2 NO
02 01	1 2	320,220.00	1 2 3 4	1 2
	1 2		1 2 3 4	1 2
	1 2		1 2 3 4	1 2

LAND COMPUTATIONS

0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
TS	L								
1 REGULAR LOT	L								
2 MINUS LOT	L								
3 APARTMENT SITE	L								
1 FT. PRIMARY SITE	S			SQ. FT.					
2 SECONDARY SITE	S			SQ. FT.					
3 UNDEVELOPED	S			SQ. FT.					
4 RESIDUAL	S			SQ. FT.					
REARAGE	A			ACRES	1.2				25000
1 PRIMARY SITE	A			ACRES					
2 SECONDARY SITE	A			ACRES					
3 UNDEVELOPED	A			ACRES					
4 RESIDUAL	A			ACRES					
5 TILLABLE	A			ACRES					
6 PASTURE	A			ACRES					
7 WOODLAND	A			ACRES					
8 WASTELAND	A			ACRES					
9 HOMESITE	A			ACRES					
0 TOTAL	A			ACRES					30000

GENERAL PROPERTY FACTORS	R	RESIDENTIAL PROPERTY FACTORS	LOT FACTORS
NEIGHBORHOOD I.D. 35017		NEIGHBORHOOD FACTORS	LANDSCAPING RATING 1 EXCELLENT 2 GOOD 3 FAIR 4 POOR 5 NONE
TOPOGRAPHY RATING 1 GOOD 2 FAIR 3 POOR		TYPE 1 RURAL 2 URBAN 3 SUBURBAN 4 SUBDIVISION	DRIVEWAY 1 IMPROVED 2 UNIMPROVED 3 NONE
STREET OR ROAD 1 PAVED 2 UNPAVED		TREND 1 IMPROVING 2 STATIC 3 DECLINING	FRONTING TRAFFIC 1 LIGHT 2 MEDIUM 3 HEAVY 4 NONE
PROPOSED ALLEY 1 YES 2 NO		INFLUENCE ON SUBJECT PROPERTY 1 NONE 2 DETAILING 3 ENHANCING	COMPARISON TO NEIGHBORING PROPERTIES 1 TYPICAL 2 POORER 3 BETTER 4 NONE
UTILITIES 1 WATER 2 SEWER 3 ELECTRICITY 4 GAS		DESIRABILITY RATING 1 EXCELLENT 2 VERY GOOD 3 GOOD 4 FAIR 5 POOR 6 VERY POOR	
ALL 0 NONE 1 PUBLIC 2 PRIVATE			

GENERAL PROPERTY FACTORS	R	RESIDENTIAL PROPERTY FACTORS	LOT FACTORS
NEIGHBORHOOD I.D. 35017		NEIGHBORHOOD FACTORS	LANDSCAPING RATING 1 EXCELLENT 2 GOOD 3 FAIR 4 POOR 5 NONE
TOPOGRAPHY RATING 1 GOOD 2 FAIR 3 POOR		TYPE 1 RURAL 2 URBAN 3 SUBURBAN 4 SUBDIVISION	DRIVEWAY 1 IMPROVED 2 UNIMPROVED 3 NONE
STREET OR ROAD 1 PAVED 2 UNPAVED		TREND 1 IMPROVING 2 STATIC 3 DECLINING	FRONTING TRAFFIC 1 LIGHT 2 MEDIUM 3 HEAVY 4 NONE
PROPOSED ALLEY 1 YES 2 NO		INFLUENCE ON SUBJECT PROPERTY 1 NONE 2 DETAILING 3 ENHANCING	COMPARISON TO NEIGHBORING PROPERTIES 1 TYPICAL 2 POORER 3 BETTER 4 NONE
UTILITIES 1 WATER 2 SEWER 3 ELECTRICITY 4 GAS		DESIRABILITY RATING 1 EXCELLENT 2 VERY GOOD 3 GOOD 4 FAIR 5 POOR 6 VERY POOR	
ALL 0 NONE 1 PUBLIC 2 PRIVATE			

GENERAL PROPERTY FACTORS	R	RESIDENTIAL PROPERTY FACTORS	LOT FACTORS
NEIGHBORHOOD I.D. 35017		NEIGHBORHOOD FACTORS	LANDSCAPING RATING 1 EXCELLENT 2 GOOD 3 FAIR 4 POOR 5 NONE
TOPOGRAPHY RATING 1 GOOD 2 FAIR 3 POOR		TYPE 1 RURAL 2 URBAN 3 SUBURBAN 4 SUBDIVISION	DRIVEWAY 1 IMPROVED 2 UNIMPROVED 3 NONE
STREET OR ROAD 1 PAVED 2 UNPAVED		TREND 1 IMPROVING 2 STATIC 3 DECLINING	FRONTING TRAFFIC 1 LIGHT 2 MEDIUM 3 HEAVY 4 NONE
PROPOSED ALLEY 1 YES 2 NO		INFLUENCE ON SUBJECT PROPERTY 1 NONE 2 DETAILING 3 ENHANCING	COMPARISON TO NEIGHBORING PROPERTIES 1 TYPICAL 2 POORER 3 BETTER 4 NONE
UTILITIES 1 WATER 2 SEWER 3 ELECTRICITY 4 GAS		DESIRABILITY RATING 1 EXCELLENT 2 VERY GOOD 3 GOOD 4 FAIR 5 POOR 6 VERY POOR	
ALL 0 NONE 1 PUBLIC 2 PRIVATE			

PROPERTY CLASSIFICATION CODE	ASSESSMENT RECORD
110-Agriculture-100 111-Livestock & Products 112-Other products 113-Cattle, hogs, & products 114-Sheep & wool 115-Other livestock 120-Field Crops 130-Fruit Crops 140-Tree Crops 150-Orchard Crops 151-Tree Nuts 152-Other Fruits 160-Nursery/Greenhouse 170-Fish, Game & Wildlife 180-Fish, Game & Wildlife 190-Other Products 200-Industrial-200 210-1 Family Year-round 220-2 Family Year-round 230-3 Family Year-round 240-Other Dwellings 250-Estate 260-Seasonal 270-Other Dwelling 280-Private hunting/fishing 290-Residential 300-Rural 310-Commercial 320-Industrial 330-Industrial 340-Industrial 350-Industrial	410-Living Accommodations 411-Other than 412-413 414-415 416-417 418-419 420-421 422-423 424-425 426-427 428-429 430-431 432-433 434-435 436-437 438-439 440-441 442-443 444-445 446-447 448-449 450-451 452-453 454-455 456-457 458-459 460-461 462-463 464-465 466-467 468-469 470-471 472-473 474-475 476-477 478-479 480-481 482-483 484-485 486-487 488-489 490-491 492-493 494-495 496-497 498-499 500-501 502-503 504-505 506-507 508-509 510-511 512-513 514-515 516-517 518-519 520-521 522-523 524-525 526-527 528-529 530-531 532-533 534-535 536-537 538-539 540-541 542-543 544-545 546-547 548-549 550-551 552-553 554-555 556-557 558-559 560-561 562-563 564-565 566-567 568-569 570-571 572-573 574-575 576-577 578-579 580-581 582-583 584-585 586-587 588-589 590-591 592-593 594-595 596-597 598-599 600-601 602-603 604-605 606-607 608-609 610-611 612-613 614-615 616-617 618-619 620-621 622-623 624-625 626-627 628-629 630-631 632-633 634-635 636-637 638-639 640-641 642-643 644-645 646-647 648-649 650-651 652-653 654-655 656-657 658-659 660-661 662-663 664-665 666-667 668-669 670-671 672-673 674-675 676-677 678-679 680-681 682-683 684-685 686-687 688-689 690-691 692-693 694-695 696-697 698-699 700-701 702-703 704-705 706-707 708-709 710-711 712-713 714-715 716-717 718-719 720-721 722-723 724-725 726-727 728-729 730-731 732-733 734-735 736-737 738-739 740-741 742-743 744-745 746-747 748-749 750-751 752-753 754-755 756-757 758-759 760-761 762-763 764-765 766-767 768-769 770-771 772-773 774-775 776-777 778-779 780-781 782-783 784-785 786-787 788-789 790-791 792-793 794-795 796-797 798-799 800-801 802-803 804-805 806-807 808-809 810-811 812-813 814-815 816-817 818-819 820-821 822-823 824-825 826-827 828-829 830-831 832-833 834-835 836-837 838-839 840-841 842-843 844-845 846-847 848-849 850-851 852-853 854-855 856-857 858-859 860-861 862-863 864-865 866-867 868-869 870-871 872-873 874-875 876-877 878-879 880-881 882-883 884-885 886-887 888-889 890-891 892-893 894-895 896-897 898-899 900-901 902-903 904-905 906-907 908-909 910-911 912-913 914-915 916-917 918-919 920-921 922-923 924-925 926-927 928-929 930-931 932-933 934-935 936-937 938-939 940-941 942-943 944-945 946-947 948-949 950-951 952-953 954-955 956-957 958-959 960-961 962-963 964-965 966-967 968-969 970-971 972-973 974-975 976-977 978-979 980-981 982-983 984-985 986-987 988-989 990-991 992-993 994-995 996-997 998-999 1000-1001 1002-1003 1004-1005 1006-1007 1008-1009 1010-1011 1012-1013 1014-1015 1016-1017 1018-1019 1020-1021 1022-1023 1024-1025 1026-1027 1028-1029 1030-1031 1032-1033 1034-1035 1036-1037 1038-1039 1040-1041 1042-1043 1044-1045 1046-1047 1048-1049 1050-1051 1052-1053 1054-1055 1056-1057 1058-1059 1060-1061 1062-1063 1064-1065 1066-1067 1068-1069 1070-1071 1072-1073 1074-1075 1076-1077 1078-1079 1080-1081 1082-1083 1084-1085 1086-1087 1088-1089 1090-1091 1092-1093 1094-1095 1096-1097 1098-1099 1100-1101 1102-1103 1104-1105 1106-1107 1108-1109 1110-1111 1112-1113 1114-1115 1116-1117 1118-1119 1120-1121 1122-1123 1124-1125 1126-1127 1128-1129 1130-1131 1132-1133 1134-1135 1136-1137 1138-1139 1140-1141 1142-1143 1144-1145 1146-1147 1148-1149 1150-1151 1152-1153 1154-1155 1156-1157 1158-1159 1160-1161 1162-1163 1164-1165 1166-1167 1168-1169 1170-1171 1172-1173 1174-1175 1176-1177 1178-1179 1180-1181 1182-1183 1184-1185 1186-1187 1188-1189 1190-1191 1192-1193 1194-1195 1196-1197 1198-1199 1200-1201 1202-1203 1204-1205 1206-1207 1208-1209 1210-1211 1212-1213 1214-1215 1216-1217 1218-1219 1220-1221 1222-1223 1224-1225 1226-1227 1228-1229 1230-1231 1232-1233 1234-1235 1236-1237 1238-1239 1240-1241 1242-1243 1244-1245 1246-1247 1248-1249 1250-1251 1252-1253 1254-1255 1256-1257 1258-1259 1260-1261 1262-1263 1264-1265 1266-1267 1268-1269 1270-1271 1272-1273 1274-1275 1276-1277 1278-1279 1280-1281 1282-1283 1284-1285 1286-1287 1288-1289 1290-1291 1292-1293 1294-1295 1296-1297 1298-1299 1300-1301 1302-1303 1304-1305 1306-1307 1308-1309 1310-1311 1312-1313 1314-1315 1316-1317 1318-1319 1320-1321 1322-1323 1324-1325 1326-1327 1328-1329 1330-1331 1332-1333 1334-1335 1336-1337 1338-1339 1340-1341 1342-1343 1344-1345 1346-1347 1348-1349 1350-1351 1352-1353 1354-1355 1356-1357 1358-1359 1360-1361 1362-1363 1364-1365 1366-1367 1368-1369 1370-1371 1372-1373 1374-1375 1376-1377 1378-1379 1380-1381 1382-1383 1384-1385 1386-1387 1388-1389 1390-1391 1392-1393 1394-1395 1396-1397 1398-1399 1400-1401 1402-1403 1404-1405 1406-1407 1408-1409 1410-1411 1412-1413 1414-1415 1416-1417 1418-1419 1420-1421 1422-1423 1424-1425 1426-1427 1428-1429 1430-1431 1432-1433 1434-1435 1436-1437 1438-1439 1440-1441 1442-1443 1444-1445 1446-1447 1448-1449 1450-1451 1452-1453 1454-1455 1456-1457 1458-1459 1460-1461 1462-1463 1464-1465 1466-1467 1468-1469 1470-1471 1472-1473 1474-1475 1476-1477 1478-1479 1480-1481 1482-1483 1484-1485 1486-1487 1488-1489 1490-1491 1492-1493 1494-1495 1496-1497 1498-1499 1500-1501 1502-1503 1504-1505 1506-1507 1508-1509 1510-1511 1512-1513 1514-1515 1516-1517 1518-1519 1520-1521 1522-1523 1524-1525 1526-1527 1528-1529 1530-1531 1532-1533 1534-1535 1536-1537 1538-1539 1540-1541 1542-1543 1544-1545 1546-1547 1548-1549 1550-1551 1552-1553 1554-1555 1556-1557 1558-1559 1560-1561 1562-1563 1564-1565 1566-1567 1568-1569 1570-1571 1572-1573 1574-1575 1576-1577 1578-1579 1580-1581 1582-1583 1584-1585 1586-1587 1588-1589 1590-1591 1592-1593 1594-1595 1596-1597 1598-1599 1600-1601 1602-1603 1604-1605 1606-1607 1608-1609 1610-1611 1612-1613 1614-1615 1616-1617 1618-1619 1620-1621 1622-1623 1624-1625 1626-1627 1628-1629 1630-1631 1632-1633 1634-1635 1636-1637 1638-1639 1640-1641 1642-1643 1644-1645 1646-1647 1648-1649 1650-1651 1652-1653 1654-1655 1656-1657 1658-1659 1660-1661 1662-1663 1664-1665 1666-1667 1668-1669 1670-1671 1672-1673 1674-1675 1676-1677 1678-1679 1680-1681 1682-1683 1684-1685 1686-1687 1688-1689 1690-1691 1692-1693 1694-1695 1696-1697 1698-1699 1700-1701 1702-1703 1704-1705 1706-1707 1708-1709 1710-1711 1712-1713 1714-1715 1716-1717 1718-1719 1720-1721 1722-1723 1724-1725 1726-1727 1728-1729 1730-1731 1732-1733 1734-1735 1736-1737 1738-1739 1740-1741 1742-1743 1744-1745 1746-1747 1748-1749 1750-1751 1752-1753 1754-1755 1756-1757 1758-1759 1760-1761 1762-1763 1764-1765 1766-1767 1768-1769 1770-1771 1772-1773 1774-1775 1776-1777 1778-1779 1780-1781 1782-1783 1784-1785 1786-1787 1788-1789 1790-1791 1792-1793 1794-1795 1796-1797 1798-1799 1800-1801 1802-1803 1804-1805 1806-1807 1808-1809 1810-1811 1812-1813 1814-1815 1816-1817 1818-1819 1820-1821 1822-1823 1824-1825 1826-1827 1828-1829 1830-1831 1832-1833 1834-1835 1836-1837 1838-1839 1840-1841 1842-1843 1844-1845 1846-1847 1848-1849 1850-1851 1852-1853 1854-1855 1856-1857 1858-1859 1860-1861 1862-1863 1864-1865 1866-1867 1868-1869 1870-1871 1872-1873 1874-1875 1876-1877 1878-1879 1880-1881 1882-1883 1884-1885 1886-1887 1888-1889 1890-1891 1892-1893 1894-1895 1896-1897 1898-1899 1900-1901 1902-1903 1904-1905 1906-1907 1908-1909 1910-1911 1912-1913 1914-1915 1916-1917 1918-1919 1920-1921 1922-1923 1924-1925 1926-1927 1928-1929 1930-1931 1932-1933 1934-1935 1936-1937 1938-1939 1940-1941 1942-1943 1944-1945 1946-1947 1948-1949 1950-1951 1952-1953 1954-1955 1956-1957 1958-1959 1960-1961 1

V VACANT LOT
D DWELLING DATA
CONSTRUCTION

STORY
1 BRICK
2 FRAME
3 BR. & FL.
4 CONC. BLK
5 STUCCO
6 TILE
7 STONE
8 METAL
9 CONCRETE
10 ENAM. STL.

AGE
1 BLDG LEVEL
2 SPLIT LEVEL
3 RANCH
4 CAPE COD
5 COLONIAL
6 CONTEMP.
7 ROW TYPE
8 OLD STYLE
9 CONVENTL.

REMOVED: 19
LIVING ACCOMMODATIONS
TOTAL ROOMS
BED ROOMS
FULL BATHS
HALF BATHS
TOTAL BATHS
FAMILY ROOMS
TOTAL KITCHEN RATING
1 COMMENSURATE WITH GRADE
2 POORER
3 BETTER

BASEMENT
1 NONE
2 CRAWL
3 PART
4 FULL
BASEMENT FINISH—LIVING SPACE

HEATING
1 TYPE
2 BASE
3 AIR CON.
4 ADEQUATE
5 INADEQUATE
6 NONE
7 ATTIC
8 PARTIEN.
9 FULL FIN.

OTHER FEATURES
1 MASONRY TRIM
2 MODERNIZED KITCHEN
3 RECREATION ROOM
4 WOODBURNING FIREPLACE
5 BASEMENT GARAGE
6 ATTACHED GARAGE

INTERIOR CONDITION
1 GOOD
2 AVG.
3 FAIR
4 POOR
EXTERIOR CONDITION
1 GOOD
2 AVG.
3 FAIR
4 POOR
RELATIVE DESIRABILITY
1 GOOD
2 AVG.
3 FAIR
4 POOR
OCCUPANCY
1 OWNER
2 TENANT
3 OWNER/TENANT
DATA VERIFIED
1 YES
2 NO

ROUND FLOOR AREA
TOTAL LIVING AREA
ADDITION POINTS
GRADE FACTOR
C & D FACTOR
DEPRECIATION %

CDU
LISTED
DATE
BY

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT, B—GOOD, C—AVERAGE, D—CHEAP, E—VERY CHEAP
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING

DWG. COMPUTATIONS		COMMERCIAL BUILDING DATA & COMPUTATIONS	
BASE PRICE	PLUMBING	ROOFING	CONSTRUCTION
		COMPOSITION	SLATE OR TILE
		METAL	SHINGLE
		FRAMING	B 1 2 ALL
		WOOD JOIST	1 BRICK 2 FRAME 3 GLASS
		FIRE RESISTANT	4 CONC. BLK 5 STUCCO 6 TILE
		FIRE PROOF	7 STONE 8 METAL 9 CONCRETE 0 ENAM. STL.
		FLOORS	SCHEDULE A. B.
		CONCRETE	NO. OF UNITS
		WOOD	AV UNIT SIZE
		TILE	HT.
		FINISH TYPE	BASEMENT
		UNFINISHED	FIRST
		FINISHED OPEN	SECOND
		FINISHED DIVIDED	THIRD
		USE	
		STORE	
		OFFICE	
		APARTMENT	
		WAREHOUSE	
		VACANT	
		ABANDONED	
		HEATING	
		CENTRAL WARM AIR	
		HOT WATER/STEAM	
		UNIT HEATERS	
		NO HEATING	
		AIR CONDITIONING	
		CENTRAL	
		PACKAGE UNITS	
		PLUMBING	
		BATH ROOMS	
		TOILET ROOMS	
		OTHER	
		SPRINKLER	
		REPL COST	
		QTY.	
		ITEM DESCRIPTION	
		PLUMBING FIXTURES	
		TOTAL SPECIAL FEATURES	
		PRICE	

NO.	TYPE	SIZE	GRADE	RATE	DEPR.	TYPE CODE
1						1 GARAGE 2 CARPORT 3 PATIO 4 POOL (IG) 5 POOL (AG) 6 BATHHOUSE 7 SHOP 8 SHED 9 STABLE 10 SUMMER KITCHEN 11 CELLAR 12 WELL HOUSE 13 B.T. PAVING 14 CONC. PAVING 15 PAVING
2						16 FLAT BARN 17 BANK BARN 18 POLE BARN 19 LEAN-TO 20 IMPLEMENT SHED 21 POULTRY HOUSE 22 HOG HOUSE 23 MILK HOUSE 24 GRB 25 GRANARY 26 BIN 27 SILO 28 HARVESTORE SILO 29 CABIN 30 MOBILE HOME 00 MISC. BLDGS.
3						
4						
5						
6						
7						
8						
9						
0						

OTHER BUILDINGS AND YARD
NUMBER OF ENTRIES

I.D.	USE	CONSTRUCTION	GRADE	AGE	REMOD.	CDU	SIZE	RATE	REPLACEMENT COST	DEPRECIATION NORMAL OBSOL.	BUILDING VALUE
1	SEE DETAILED CARD										
2	SEE DETAILED REPORT										
TOTAL GROSS VALUE											

TOWN OF NEWBURGH 3/2/01 5454 275
 DANISKAMMER ROAD

ACRES ~~22.3~~ 22.3
 DEED DATE 07/05/57

Power lines and part of old Plant 722.3

OWNERSHIP & MAILING ADDRESS
 GENERAL HUDSON GAS ELECTRIC CORP
 RATING
 224 SOUTH AVENUE POUGHKEEPSIE NY
 Dinegy Danskammer LLC % Rick Roston
 500 88 27th St - E-30
 Decatur GA 30031
 513 801
 FD025

RECORD OF OWNERSHIP

East Hudson Gas Elec Corp

33	46	00	8	1	78-30
DISTRICT		SECTION		BLOCK	
ACCOUNT NUMBER			GRID COORDINATE		
811			0101		
CLASS CODE			ROUTING NUMBER		
800			95		
ZONING			CARD NUMBER		
DANISKAMMER EX			LD		
PROPERTY ADDRESS					
DATE	MO.	YR.	TYPE	SALE PRICE	SOURCE
02	01	12	1 LAND	320,250.00	1 BUYER
			2 L&B		2 SELLER
					4 ASBNT
					1 YES
					2 NO

LAND COMPUTATIONS

0 NONE	N	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
1 REGULAR LOT	L								
2 MINUS LOT	L								
3 APARTMENT SITE	L								
4 PRIMARY SITE	S								
5 SECONDARY SITE	S								
6 UNDEVELOPED RESIDUAL	S								
7 PRIMARY SITE UNDEVELOPED RESIDUAL	S								
8 TILLABLE PASTURE WOODLAND WASTELAND HOMESITE	A								
9 AGE	A								
10 TOTAL	A								
11 TOTAL	A								
12 TOTAL	A								
13 TOTAL	A								
14 TOTAL	A								
15 TOTAL	A								
16 TOTAL	A								
17 TOTAL	A								
18 TOTAL	A								
19 TOTAL	A								
20 TOTAL	A								
21 TOTAL	A								
22 TOTAL	A								
23 TOTAL	A								
24 TOTAL	A								
25 TOTAL	A								
26 TOTAL	A								
27 TOTAL	A								
28 TOTAL	A								
29 TOTAL	A								
30 TOTAL	A								
31 TOTAL	A								
32 TOTAL	A								
33 TOTAL	A								
34 TOTAL	A								
35 TOTAL	A								
36 TOTAL	A								
37 TOTAL	A								
38 TOTAL	A								
39 TOTAL	A								
40 TOTAL	A								
41 TOTAL	A								
42 TOTAL	A								
43 TOTAL	A								
44 TOTAL	A								
45 TOTAL	A								
46 TOTAL	A								
47 TOTAL	A								
48 TOTAL	A								
49 TOTAL	A								
50 TOTAL	A								
51 TOTAL	A								
52 TOTAL	A								
53 TOTAL	A								
54 TOTAL	A								
55 TOTAL	A								
56 TOTAL	A								
57 TOTAL	A								
58 TOTAL	A								
59 TOTAL	A								
60 TOTAL	A								
61 TOTAL	A								
62 TOTAL	A								
63 TOTAL	A								
64 TOTAL	A								
65 TOTAL	A								
66 TOTAL	A								
67 TOTAL	A								
68 TOTAL	A								
69 TOTAL	A								
70 TOTAL	A								
71 TOTAL	A								
72 TOTAL	A								
73 TOTAL	A								
74 TOTAL	A								
75 TOTAL	A								
76 TOTAL	A								
77 TOTAL	A								
78 TOTAL	A								
79 TOTAL	A								
80 TOTAL	A								
81 TOTAL	A								
82 TOTAL	A								
83 TOTAL	A								
84 TOTAL	A								
85 TOTAL	A								
86 TOTAL	A								
87 TOTAL	A								
88 TOTAL	A								
89 TOTAL	A								
90 TOTAL	A								
91 TOTAL	A								
92 TOTAL	A								
93 TOTAL	A								
94 TOTAL	A								
95 TOTAL	A								
96 TOTAL	A								
97 TOTAL	A								
98 TOTAL	A								
99 TOTAL	A								
100 TOTAL	A								

GENERAL PROPERTY FACTORS

1 GOOD	2 FAIR	3 POOR	4 VERY POOR	5 EXCELLENT	6 VERY GOOD	7 FAIR	8 VERY POOR
1 TOPOGRAPHY RATING	2	3	4	5	6	7	8
2 STREET OR ROAD	3	4	5	6	7	8	9
3 UNPAVED	4	5	6	7	8	9	10
4 PROPOSED	5	6	7	8	9	10	11
5 ALLEY	6	7	8	9	10	11	12
6 YES	7	8	9	10	11	12	13
7 NO	8	9	10	11	12	13	14
8 UTILITIES	9	10	11	12	13	14	15
9 WATER	10	11	12	13	14	15	16
10 SEWER	11	12	13	14	15	16	17
11 ELECTRICITY	12	13	14	15	16	17	18
12 GAS	13	14	15	16	17	18	19
13 PUBLIC	14	15	16	17	18	19	20
14 PRIVATE	15	16	17	18	19	20	21
15 NONE	16	17	18	19	20	21	22
16 NONE	17	18	19	20	21	22	23
17 NONE	18	19	20	21	22	23	24
18 NONE	19	20	21	22	23	24	25
19 NONE	20	21	22	23	24	25	26
20 NONE	21	22	23	24	25	26	27
21 NONE	22	23	24	25	26	27	28
22 NONE	23	24	25	26	27	28	29
23 NONE	24	25	26	27	28	29	30
24 NONE	25	26	27	28	29	30	31
25 NONE	26	27	28	29	30	31	32
26 NONE	27	28	29	30	31	32	33
27 NONE	28	29	30	31	32	33	34
28 NONE	29	30	31	32	33	34	35
29 NONE	30	31	32	33	34	35	36
30 NONE	31	32	33	34	35	36	37
31 NONE	32	33	34	35	36	37	38
32 NONE	33	34	35	36	37	38	39
33 NONE	34	35	36	37	38	39	40
34 NONE	35	36	37	38	39	40	41
35 NONE	36	37	38	39	40	41	42
36 NONE	37	38	39	40	41	42	43
37 NONE	38	39	40	41	42	43	44
38 NONE	39	40	41	42	43	44	45
39 NONE	40	41	42	43	44	45	46
40 NONE	41	42	43	44	45	46	47
41 NONE	42	43	44	45	46	47	48
42 NONE	43	44	45	46	47	48	49
43 NONE	44	45	46	47	48	49	50
44 NONE	45	46	47	48	49	50	51
45 NONE	46	47	48	49	50	51	52
46 NONE	47	48	49	50	51	52	53
47 NONE	48	49	50	51	52	53	54
48 NONE	49	50	51	52	53	54	55
49 NONE	50	51	52	53	54	55	56
50 NONE	51	52	53	54	55	56	57
51 NONE	52	53	54	55	56	57	58
52 NONE	53	54	55	56	57	58	59
53 NONE	54	55	56	57	58	59	60
54 NONE	55	56	57	58	59	60	61
55 NONE	56	57	58	59	60	61	62
56 NONE	57	58	59	60	61	62	63
57 NONE	58	59	60	61	62	63	64
58 NONE	59	60	61	62	63	64	65
59 NONE	60	61	62	63	64	65	66
60 NONE	61	62	63	64	65	66	67
61 NONE	62	63	64	65	66	67	68
62 NONE	63	64	65	66	67	68	69
63 NONE	64	65	66	67	68	69	70
64 NONE	65	66	67	68	69	70	71
65 NONE	66	67	68	69	70	71	72
66 NONE	67	68	69	70	71	72	73
67 NONE	68	69					

VACANT LOT

DWELLING DATA

1 BRICK	4 CONC. BLK.	7 STONE
2 FRAME	5 STUCCO	8 METAL
3 BR & FR.	6 TILE	9 CONCRETE
B-I LEVEL	4 CAPE COD	7 ROW TYPE
2 SPLIT-LEVEL	5 COLONIAL	8 OLD STYLE
3 RANCH	6 CONTEMP.	9 CONVENTL.

RECEIVED 1 RENODELED 19

RECEIVED 1	REMODELED 19
LIVING ACCOMMODATIONS	
TOTAL ROOMS	BED ROOMS
HALLS	BATHS
KITCHEN RATING	BATHROOM RATING
1 COMMENSURATE WITH GRADE	
2 POORER	
3 BETTER	

BASEMENT	3	FULL
1 NONE	2 PART	3 FULL
BASEMENT FINISH—LIVING SPACE		
0 S.F.		

TYPE	HEATING	RATING
1 NONE	2 ADEQUATE	3 INADEQUATE
2 BASE	3 AIR CON.	4 ATTIC
5 PART FIN.	6 FULL FIN.	

OTHER FEATURES	
MASONRY TRIM	
MODERNIZED KITCHEN	
RECREATION ROOM	
WOODBURNING FIREPLACE	
BASEMENT GARAGE	
ATTACHED GARAGE	

TOTAL OTHER FEATURE POINTS		
INTERIOR CONDITION		
1 GOOD	2 FAIR	3 POOR
4 EXTERIOR CONDITION		
1 GOOD	2 FAIR	3 POOR
4 RELATIVE DESIRABILITY		
1 GOOD	2 FAIR	3 POOR
4 OCCUPANCY		
1 OWNER	2 TENANT	3 OWNER/TENANT
DATA VERIFIED	1 YES	2 NO

FOUND FLOOR AREA	
TOTAL LIVING AREA	
ADDITION POINTS	
GRADE FACTOR	
C & D FACTOR	

CDU	DEPRECIATION	%

NO.	TYPE	SIZE	GRADE	RATE	DEPR.
0					

BASE PRICE	
PLUMBING	
BASEMENT	
BSMT. FINISH	
ATTIC	
HEATING	
OTHER FEATURES	
ADDITIONS	
TOTAL BASE	
GRADE FACTOR	
TOTAL	
C & D FACTOR	
REPL. COST	
DEPRECIATION	
BUDG. VALUE	
NOTES	

ROOFING	COMPOSITION	SLATE OR TILE
METAL	SHINGLE	
FRAMING	B	1 2
WOOD JOIST		
FIRE RESISTANT		
FIRE PROOF		
FLOORS	CONCRETE	
WOOD		
TILE		
FINISH TYPE	UNFINISHED	
UNFINISHED		
FINISHED OPEN		
FINISHED DIVIDED		
USE		
STORE		
OFFICE		
APARTMENT		
WAREHOUSE		
VACANT		
ABANDONED		
HEATING		
CENTRAL WARM AIR		
HOT WATER/STEAM		
UNIT HEATERS		
NO HEATING		
AIR CONDITIONING		
CENTRAL		
PACKAGE/UNITS		
PLUMBING		
BATH ROOMS		
TOILET ROOMS		
OTHER		
SPRINKLER		
QTY.		
PLUMBING FIXTURES		

STORY & 1/4	1/2	1/2	F	Bsmt.	B
CONSTRUCTION	1 BRICK	4 CONC. BLK.	7 STONE	8 METAL	9 CONCRETE
SCHEDULE	2 FRAME	5 STUCCO	6 TILE	0 ENAM. STL.	
NO. OF UNITS					
AV. UNIT SIZE					
HT.					
BASEMENT					
FIRST					
SECOND					
THIRD					
BASE PRICE					
EFF. PERIMETER L/F					
B. P. A.					
SUB TOTAL					
LIGHTING					
HTG./AIR CON.					
SPRINKLER					
PARTITIONS					
INTERIOR FINISH					
SF/SF PRICE					
AREA/CUBE					
SUB TOTAL					
SPECIAL FEATURES					
TOTAL BASE					
GRADE FACTOR					
REPL. COST					
PRICE					

1 GARAGE	16 FLAT BARN
2 CARPORT	17 BANK BARN
3 PATIO	18 POLE BARN
4 POOL (IG)	19 LEAN-TO
5 POOL (AG)	20 IMPLEMENT SHED
6 BATHHOUSE	21 POULTRY HOUSE
7 SHOP	22 HOG HOUSE
8 SHED	23 MILK HOUSE
9 STABLE	24 CRIB
10 SUMMER KITCHEN	25 GRANARY
11 CELLAR	26 BIN
12 WELL HOUSE	27 SILO
13 B. I. PAVING	28 HARVESTORE SILO
14 CONC. PAVING	29 CABIN
15 PAVING	30 MOBILE HOME
	00 MISC. BUDS.

TYPE CODE	
1 GARAGE	
2 CARPORT	
3 PATIO	
4 POOL (IG)	
5 POOL (AG)	
6 BATHHOUSE	
7 SHOP	
8 SHED	
9 STABLE	
10 SUMMER KITCHEN	
11 CELLAR	
12 WELL HOUSE	
13 B. I. PAVING	
14 CONC. PAVING	
15 PAVING	
NUMBER OF ENTRIES	

ITEM DESCRIPTION	PRICE
PLUMBING FIXTURES	
TOTAL SPECIAL FEATURES	

DEPRECIATION NORMAL 1 OBSOL.	BUILDING VALUE

USE	CONSTRUCTION	GRADE	AGE	REMOD.	CDU	SIZE	RATE	REPLACEMENT COST

1 SEE DETAILED CARD	DATE	BY
2 SEE DETAILED REPORT		

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP
CDU FACTOR REFERS TO THE CONDITION, DESIRABILITY AND USEFULNESS OF THE BUILDING

TOTAL GROSS VALUE	

V VACANT LOT
D DWELLING DATA

CONSTRUCTION
1 BRICK
2 FRAME
3 BR & FR
4 CONC. BLK.
5 STUCCO
6 TILE
7 STONE
8 METAL
9 CONCRETE

RECEIVED 1 _____ REMODELED 19 _____
AGE _____

LIVING ACCOMMODATIONS
TOTAL DOMS _____
BED ROOMS _____
BATHS _____
TOTAL EXTURES _____

TOCHEN RATING _____
1 COMMENSURATE WITH GRADE
2 POORER
3 BETTER

BASEMENT
1 NONE
2 CRAWL PART
3 FULL
4 FULL

TYPE HEATING _____
1 NONE
2 AIR COND. ADEQUATE
3 INADEQUATE
4 FULL FIN.

OTHER FEATURES
MASONRY TRIM _____
MODERNIZED KITCHEN _____
RECREATION ROOM _____
WOODBURNING FIREPLACE _____
BASEMENT GARAGE _____
ATTACHED GARAGE _____

INTERIOR CONDITION
1 GOOD
2 AVG.
3 FAIR
4 POOR

OWNER 1 _____
TENANT 2 _____
OWNER/TENANT 3 _____
DATA VERIFIED 1 YES 2 NO

NO.	TYPE	SIZE	GRADE	RATE	DEPR.	TYPE CODE	NO. OF UNITS	PRICE
1						1 GARAGE		
2						2 CARPORT		
3						3 PATIO		
4						4 POOL (IG)		
5						5 POOL (AG)		
6						6 BATHHOUSE		
7						7 SHOP		
8						8 SHED		
9						9 STABLE		
10						10 SUMMER KITCHEN		
11						11 CELLAR		
12						12 WELL HOUSE		
13						13 B.T. PAVING		
14						14 CONC. PAVING		
15						15 PAVING		

DWG. COMPUTATIONS
BASE PRICE _____
PLUMBING _____
BASEMENT _____
BSMT. FINISH _____
ATTIC _____
HEATING _____
OTHER FEATURES _____
ADDITIONS _____
TOTAL BASE _____
GRADE FACTOR _____
TOTAL _____
C & D FACTOR _____
REPL. COST _____
DEPRECIATION _____
BLDG. VALUE _____
NOTES _____

ROOFING	COMPOSITION	SLATE OR TILE	SHINGLE	ALL	CONSTRUCTION	NO. OF UNITS	AV. UNIT SIZE	HT.
	METAL				1 BRICK 2 FRAME 3 GLASS			
	FRAMING	B	1	2	4 CONC. BLK. 5 STUCCO 6 TILE			
	WOOD JOIST				7 STONE 8 METAL 9 CONCRETE 0 ENAM. STL.			
	FIRE RESISTANT							
	FIRE PROOF							
	FLOORS							
	CONCRETE							
	WOOD							
	TILE							
	FINISH TYPE							
	UNFINISHED							
	FINISHED OPEN							
	FINISHED DIVIDED							
	USE							
	STORE							
	OFFICE							
	APARTMENT							
	WAREHOUSE							
	VACANT							
	ABANDONED							
	HEATING							
	CENTRAL WARM AIR							
	HOT WATER/STEAM							
	UNIT HEATERS							
	NO HEATING							
	AIR CONDITIONING							
	CENTRAL							
	PACKAGE UNITS							
	PLUMBING							
	BATH ROOMS							
	TOILET ROOMS							
	OTHER							
	SPRINKLER							
	QTY.							
	PLUMBING FIXTURES							
	ITEM DESCRIPTION							
	PRICE							

OTHER BUILDINGS AND YARD
O W T E I & E R

TYPE CODE
1 GARAGE
2 CARPORT
3 PATIO
4 POOL (IG)
5 POOL (AG)
6 BATHHOUSE
7 SHOP
8 SHED
9 STABLE
10 SUMMER KITCHEN
11 CELLAR
12 WELL HOUSE
13 B.T. PAVING
14 CONC. PAVING
15 PAVING

NO.	TYPE	SIZE	GRADE	RATE	DEPR.	TYPE CODE	NO. OF UNITS	PRICE
1						16 FLAT BARN		
2						17 BANK BARN		
3						18 POLE BARN		
4						19 LEAN-TO		
5						20 IMPLEMENT SHED		
6						21 POULTRY HOUSE		
7						22 HOG HOUSE		
8						23 MILK HOUSE		
9						24 CRIB		
10						25 GRANARY		
11						26 BIN		
12						27 SILO		
13						28 HARVESTORE SILO		
14						29 CABIN		
15						30 MOBILE HOME		
16						00 MISC. BLDGS.		

CONSTRUCTION
GRADE
AGE
RENOV.
CDU
SIZE
RATE
REPLACEMENT COST
DEPRECIATION
NORMAL 1 OBSOL.

NO.	TYPE	SIZE	GRADE	RATE	DEPR.	PRICE
1						
2						
3						
4						
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50						

CONSTRUCTION
GRADE
AGE
RENOV.
CDU
SIZE
RATE
REPLACEMENT COST
DEPRECIATION
NORMAL 1 OBSOL.



8-1- 69 demolished

DESCRIPTION
 Town of Newburgh
 E of Old Marlboro Trk
 Acres 3.0 (Town 4/1/82)
 Deed Date 1/21/77 2084 2097
 10/20/80 2078 2016
 3/11/82 2217 599

MT	19	716	19	85	19	19
IMPROVEMENTS		6400		15000		
TOTAL		14700		15000		
EXEMPTION						
TAXABLE						

LAND DESCRIPTION	LOT	VALUATION FRONTAGE	VALUATION DEPTH	UNIT PRICE	DEPTH FACTOR	ADJUSTED PRICE	INFLUENCE CODE	INFLUENCE %	LAND VALUE
PRIMARY SITE UNDEVELOPED	L								
ESIDUAL	L								
LABILE	L								
ASTURE	S								
OODLAND	S								
ASTELAND	S								
UCK	S								
ATERFRONT	S								
ACREAGE	S								
EAR	A								
MEBSITE	A								
30' WIDE ROAD	A								
HER	A								
TOTAL									15000

RECORD OF OWNERSHIP

SEWER	FIRE	WATER
	FD-25	
PARK		
SCHOOL		
AUDIT CONTROL		

SPECIAL DISTRICTS

MEASURED BY:	DATE
LISTED BY:	DATE
SOURCE: 1 OWNER 2 SPOUSE 3 TENANT 4 OTHER 5 ESTIMATE 6 REFUSAL	

351000 8 1 69 1 SUFFIX

PROPERTY ADDRESS: E of Old Marlboro Trk
 OWNER: CENTRAL HUDSON GAS SYSTEM, CORP

MAILING ADDRESS: 284 South Ave. Poughkeepsie, N.Y. 12602

SITE: 01 PROPERTY CLASSIFICATION: 340

CARD 01 OF 01 GRID COORDINATES E

SALE PRICE: 3,500.00 DATE: 08-22-82

SALES SOURCE: 1 BUYER 2 SELLER 3 FEE 4 AGENT
 VERIFI-CATION VALID SALE: 0 NO 1 YES

SITE DESCRIPTION: GENERAL PROPERTY FACTORS

NEIGHBORHOOD I.D. 35017
 ZONING: (SBEA Numerical Codes) 05

TRAFFIC: 1 LIGHT 2 MEDIUM 3 HEAVY

PEDESTRIAN TRAFFIC: 1 LIGHT 2 MEDIUM 3 HEAVY

NEIGHBORHOOD TREND: 1 DECLINING 2 STATIC 3 IMPROVING

PARKING: 1 INADEQUATE 2 ADEQUATE

ACCESSIBILITY: 1 INADEQUATE 2 ADEQUATE

WATER: 0 NONE 1 PRIVATE 2 COMMERCIAL 3 PUBLIC

SEWER: 0 NONE 1 PRIVATE 2 COMMERCIAL 3 PUBLIC

NEIGHBORHOOD TYPE: 1 RURAL 2 URBAN 3 SUBURBAN 4 SUB DIV.

LANDSCAPING: 1 NONE 2 AVERAGE 3 EXTENSIVE

OVERALL SITE DISIRABILITY: 1 POOR 2 TYPICAL 3 SUPERIOR

ROAD: 0 NONE 1 DIRT 2 GRAVEL 3 LOCAL PAVED 4 STATE

OTHER UTILITIES: 0 NONE 1 GAS 2 ELECTRIC 3 GAS/ELECTRIC

ACRES ~~13.1~~ 13.1

DEED DATE 06/25/71

Power lines

Helio gas shut off station

see Transmission line

CENTRAL HUDSON GAS ELECTRIC CORP
RATON
224 SOUTH AVENUE Poughkeepsie NY

513601
#2028

RECORD OF OWNERSHIP

NO.	DATE	TYPE	SALE PRICE	SOURCE	VALIDITY
		1 LAND 2 L&B		1 BUYER 2 SELLER 3 FEE 4 AGENT	1 YES 2 NO
5	71	1,2	45,000	1,2,3,4	1,2

LAND COMPUTATIONS

	ACTUAL FRONTAGE	EFFECTIVE FRONTAGE	EFFECTIVE DEPTH	UNIT PRICE	DEPTH FACTOR	ACTUAL PRICE	INFLUENCE FACTOR	LAND VALUE
3 NONE	NONE							
1 REGULAR LOT	L							
2 MINUS LOT	L							
3 APARTMENT SITE	L							
FT. PRIMARY SITE	S		SO. FT.					
2 SECONDARY SITE	S		SO. FT.					
1 UNDEVELOPED	S		SO. FT.					
4 RESIDUAL	S		SO. FT.					
1 PRIMARY SITE	A	13.10	ACRES	2500				32,750
2 SECONDARY SITE	A		ACRES					
3 UNDEVELOPED	A		ACRES					
4 RESIDUAL	A		ACRES					
5 TILLABLE	A		ACRES					
6 PASTURE	A		ACRES					
7 WOODLAND	A		ACRES					
8 WASTELAND	A		ACRES					
9 HOMESITE	A		ACRES					
0 TOTAL	A		ACRES					
1 IRREGULAR LOT	G							
2 SITE VALUE								
3 RESIDUAL								
4 HOMESITE								
0 MINUS R.O.W.								
				TOTAL VALUE LAND				
				TOTAL VALUE BUILDINGS				
				TOTAL VALUE LAND & BLDGS.				

RESIDENTIAL PROPERTY FACTORS

GENERAL PROPERTY FACTORS	NEIGHBORHOOD, I.D.	R	NEIGHBORHOOD FACTORS	LOT FACTORS
TOPOGRAPHY RATING 1 GOOD 2 FAIR 3 POOR	35000	1	RURAL	LANDSCAPING RATING 1 EXCELLENT 2 GOOD 3 FAIR 4 POOR 5 NONE
STREET OR ROAD 1 PAVED 2 UNPAVED		2	URBAN	DRIVEWAY 1 IMPROVED 2 UNIMPROVED 3 NONE
PROPOSED ALLEY		3	SUBURBAN	FRONTING TRAFFIC 1 LIGHT 2 MEDIUM 3 HEAVY 4 NONE
UTILITIES		4	TREND	COMPARISON TO NEIGHBORING PROPERTIES 1 TYPICAL 2 POORER 3 BETTER 4 NONE
WATER 1 PUBLIC 0 NONE		5	DECLINING	
SEWER 1 PRIVATE 0 NONE		6	ENHANCING	
ELECTRICITY		7	IMPROVING	
GAS		8	STATIC	
		9	DEVALUING	

MEMORANDA

57.7 8.9 FORCED
- 46.0 47 SALE
11.3
4.2
15.5 4.2

PROPERTY CLASSIFICATION CODE

AGRICULTURAL-100	COMMERCIAL-400	RECREATIONAL-500*	CONDUITY SVCS-600*	INDUSTRIAL-700	PUBLIC SVCS-800*	WILD AND FORESTED-900
110-Livestock & Products 111-Poultry & products 112-Cattle, horses & products 113-Cattle, horses & products 114-Sheep & wool 115-Other products 116-Other products 117-Other products 118-Other products 119-Other products	410-Living accommodations 411-Other than 412-Other than 413-Other than 414-Other than 415-Other than 416-Other than 417-Other than 418-Other than 419-Other than	510-Other than 511-Other than 512-Other than 513-Other than 514-Other than 515-Other than 516-Other than 517-Other than 518-Other than 519-Other than	610-Other than 611-Other than 612-Other than 613-Other than 614-Other than 615-Other than 616-Other than 617-Other than 618-Other than 619-Other than	710-Other than 711-Other than 712-Other than 713-Other than 714-Other than 715-Other than 716-Other than 717-Other than 718-Other than 719-Other than	810-Other than 811-Other than 812-Other than 813-Other than 814-Other than 815-Other than 816-Other than 817-Other than 818-Other than 819-Other than	910-Other than 911-Other than 912-Other than 913-Other than 914-Other than 915-Other than 916-Other than 917-Other than 918-Other than 919-Other than

BUILDING PERMIT RECORD

NO.	DATE	TYPE	AMOUNT	NUMBER
		1 DEMOL. 2 ADDN.		



8-1-66.1 **334600 Newburgh** **Active** **R/S 6** **School: Marlboro Csd**
Dynergy Danskammer Llc **Roll Year: 2013** **Curr Yr** **Elect & Gas** **Land AV: 102.000**
Old Post Rd **Land Size: 20.40 acres** **Total AV: 102.000**

- Parcel 8-1-66.1
- History
- Assessment
- Spec Dist(s)
- Description
- Owner(s)
- Images
- Gis
- Sale 02/02/01

Parcel Permit Deed Reference

Parcel Land Size			
Acres:	<input type="text" value="20.40"/>	Front: <input type="text" value=".00"/>	Depth: <input type="text" value=".00"/>
Sqft:	<input type="text"/>	Irregular Lot: <input type="checkbox"/>	
Grid Coordinates		Last FM Info	
East:	<input type="text" value="635466"/>	Active Code:	<input type="text" value="Active"/>
North:	<input type="text" value="1000389"/>	Account No:	<input type="text"/>
		Modified:	<input type="text" value="01/24/2013 11:56 AM"/>
		User Name:	<input type="text" value="Batch FM by mike"/>
		Folder:	<input type="text" value="ASSESSMENT"/>
Parcel Location			
Street No:	Prefix Dir:	Street Name:	St Suffix:
<input type="text"/>	<input type="text"/>	<input type="text" value="Old Post"/>	<input type="text" value="Rd"/>
Unit Name:	Unit No:	Street Side:	Post Dir:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
City/Town:	Zip Code:		
<input type="text" value="Newburgh"/>	<input type="text" value="12550-"/>		



8-1-75.42 **334600 Newburgh** **Active** **R/S 6** **School Marlboro Csd**
Dynegy Danskammer Llc **Roll Year: 2013 Curr Yr** **Elect & Gas** **Land AV: 155,000**
Es Danskammer Rd **Land Size: 31.00 acres** **Total AV: 155,000**

- Parcel 8-1-75.42
- History
- Assessment
 - Exempt(s)
 - Spec Dist(s)
- Description
- Owner(s)
- Images
- Gis
- Sale02/02/01

Assessment	Reassessment Values	Market Value Survey
Land Assessed Value:	<input type="text" value="155,000"/>	Taxable Values County Taxable: 155,000 Muni Taxable: 155,000 School Taxable: 0 Schi After STAR: 0
Total Assessed Value:	<input type="text" value="155,000"/>	
Residential Percent:	<input type="text"/>	Relievs School Relevy: <input type="text" value="00"/>
Uniform Percent:	39.02	
Full Market Value:	397,200	
Partial Construction Flag:	<input type="checkbox"/>	

AR Information
 Equal Inc: Phys. Inc: Hold AR Amt:
 Equal Dec: Phys. Dec: Split Merge No:

Total 7 Roll Years:

Roll YR	Land AV	Total AV	\$ Diff from PY	% Chg from PY
2013	155,000	155,000	0	0
2012	155,000	155,000	0	0
2011	155,000	155,000	0	0
2010	155,000	155,000	0	0
2009	155,000	155,000	0	0
2008	155,000	155,000	0	0

Appendix D

Existing Building Height Restrictions

Existing Building Height Restrictions within Current Zoning Regulations

Existing Building Height Restrictions Within Current Zoning Regulations		
Existing Zoning	Permitted Use ³⁹	Maximum Height ^{40,41}
AR	Single Family Dwellings Two Family Dwellings Membership Clubs (subject to Site Plan Review by the Planning Board) Places of Worship (subject to Site Plan Review by the Planning Board) Schools (subject to Site Plan Review by the Planning Board) Hospitals (subject to Site Plan Review by the Planning Board) Veterinarian (subject to Site Plan Review by the Planning Board and §185-45 of the Zoning Code)	35 feet
AR	Kennels (subject to Site Plan Review by the Planning Board)	25 feet
B	Single Family Dwellings Two Family Dwellings Retail (subject to Site Plan Review by the Planning Board) Business, professional and research offices and banks (subject to Site Plan Review by the Planning Board) Eating/drinking places (subject to Site Plan Review by the Planning Board) Mini Malls (subject to Site Plan Review by the Planning Board) Veterinarian (subject to Site Plan Review by the Planning Board and §185-45 of the Zoning Code)	35 feet
B	Hotels (subject to Site Plan Review by the Planning Board and §185-27 of the Zoning Code)	50 feet
B	Shopping centers (subject to Site Plan Review by the Planning Board) Places of worship (subject to Site Plan Review by the Planning Board) Business Parks (subject to Site Plan Review by the Planning Board)	40 feet
I	Offices for business, research and professional use, banks and restaurants (subject to Site Plan Review by the Planning Board) Research labs (subject to Site Plan Review by the Planning Board) Manufacturing (subject to Site Plan Review by the Planning Board) Warehouse, storage (subject to Site Plan Review by the Planning Board) Outdoor storage of building supplies (subject to Site Plan Review by the Planning Board and §185-30 of the Zoning Code) Petroleum storage (subject to Site Plan Review by the Planning Board and §185-39 of the Zoning Code)	35 feet
I	Junkyard (subject to Site Plan Review by the Planning Board and §185-33 of the Zoning Code) Service station (subject to Site Plan Review by the Planning Board and §185-28 of the Zoning Code) Business parks (subject to Site Plan Review by the Planning Board)	40 feet

³⁹ List demonstrates selected uses. For complete list of permitted uses, see appropriate Town Zoning Code.

⁴⁰ Town of Newburgh §185 Attachments 6, 11 and 14 – Table of Use and Bulk Requirements

⁴¹ Town of Wappinger §240 Attachments 1 and 3 – Schedule of Use Regulations and Dimensional Regulations

Existing Building Height Restrictions Within Current Zoning Regulations

Existing Zoning	Permitted Use ³⁹	Maximum Height ^{40,41}
	and §185-41 of the Zoning Code) Schools (subject to Site Plan Review by the Planning Board) Quarry (subject to Site Plan Review by the Planning Board and §185-36 of the Zoning Code)	
I	Hotel (subject to Site Plan Review by the Planning Board and §185-27 of the Zoning Code)	50 feet
I	Electric generation (subject to Site Plan Review by the Planning Board)	100 feet
R80	Single Family Dwellings Mobile Home Park (subject to Special Use Permit and §240-51 of the Zoning Code) Places of Worship (subject to Special Use Permit and §240-57 of the Zoning Code) Family Day Care Homes Private schools (subject to Special Use Permit and §240-58 of the Zoning Code) Veterinarian offices and commercial kennels (subject to Special Use Permit and §240-71 of the Zoning Code)	35 feet

Notes: Town of Newburgh AR= Agricultural, Minimum lot area 40,000sf
 Town of Newburgh B= Business, Minimum lot area 15,000sf
 Town of Newburgh I= Industrial, Minimum lot area 2 acres
 Town of Wappinger R= Residential, R80= Minimum lot area 80,000sf