

**8. SEWER: Stone Street Sewer Main Extension**

FEB 29 2012

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**MEMORANDUM**

TO: HON. WAYNE C. BOOTH, SUPERVISOR  
TOWN BOARD MEMBERS

FROM: MARK C. TAYLOR, ATTORNEY FOR THE TOWN

RE: WEST STONE STREET SEWER DISTRICT EXTENSION  
OUR FILE NO. 800.1(B)(31)(2011)

DATE: FEBRUARY 28 2012

Enclosed for the Town Board's consideration are the following draft documents:

1. ORDER CALLING PUBLIC HEARING FOR EXTENSION OF SEWER DISTRICT IN THE MATTER OF THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT IN THE TOWN OF NEWBURGH, COUNTY OF ORANGE, STATE OF NEW YORK;
2. DRAFT JOINT CONSOLIDATION AGREEMENT BY AND BETWEEN THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, NEW YORK AND THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, NEW YORK PURSUANT TO ARTICLE 17-A OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK (Exhibit C to the Agreement, the list of tax parcels in the sewer district and extension, will be forwarded separately);
3. THE SUMMARY OF THE PROPOSED DRAFT CONSOLIDATION AGREEMENT;
4. A RESOLUTION ENDORSING THE DRAFT JOINT CONSOLIDATION AGREEMENT BETWEEN THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY NEW YORK AND THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK PURSUANT TO ARTICLE 17-A OF THE GENERAL MUNICIPAL LAW;

5. ORDER OF TOWN BOARD SETTING PUBLIC HEARING IN THE MATTER OF THE DRAFT JOINT CONSOLIDATION AGREEMENT BETWEEN THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK AND THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK PURSUANT TO ARTICLE 17-A OF THE GENERAL MUNICIPAL LAW
  
6. Also enclosed is a copy of the MAP, PLAN AND REPORT FOR WEST STONE STREET EXTENSION, NORTH CARPENTER AVENUE AREA, TOWN OF NEWBURGH, NEW YORK dated February, 2011 prepared by GHD Consulting Engineers, LLC which was previously submitted to you and is on file in the Town Clerk's office.

The Board has already commenced the State Environmental Quality Review Act review process by causing an Environmental Assessment Form to be prepared and adopting a resolution indicating its intent to act as Lead Agency for the action, which has been circulated to the identified involved agencies.

Should you have any questions or concerns, please do not hesitate to contact me.

MCT/sel

Enc.

cc: Town Clerk Andrew J. Zarutskie  
James Osborne, Town Engineer (via e-mail)  
Jacqueline Calarco, Town Accountant (via e-mail)  
Douglas Goodfriend, Esq. (via e-mail)



**DRAFT**

At a meeting of the Town Board of the Town of Newburgh, held at the Town Hall, 1496 Route 300, in the Town of Newburgh, Orange County, New York on the 29th day of February, 2012 at 7:00 o'clock p.m.

PRESENT:

Wayne C. Booth, Supervisor

George Woolsey, Councilman

Gilbert J. Piaquadio, Councilman

Elizabeth J. Green, Councilwoman

Ernest C. Bello, Jr., Councilman

-----X  
In the Matter of the West Stone Street Extension  
Of the Crossroads Consolidated Sewer District  
in the Town of Newburgh, County of Orange,  
State of New York

ORDER CALLING PUBLIC  
HEARING FOR EXTENSION  
OF SEWER DISTRICT

-----X  
Councilman/woman \_\_\_\_\_ presented the following Order which was seconded by  
Councilman/woman \_\_\_\_\_.

WHEREAS, the Town Board of the Town of Newburgh, Orange County, New York has caused to be prepared a map, plan and report, including an estimate of cost, in accordance with law and in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Newburgh, relating to the extension of the Crossroads Consolidated Sewer District of said Town, such Sewer District extension to be known as the "West Stone Street Extension of the Crossroads Consolidated Sewer District" of the Town of Newburgh, Orange County, New York; and

WHEREAS, said map, plan and report showing the facilities involved together with the proposed boundaries of the proposed West Stone Street Extension of the Crossroads



Town of Newburgh be consolidated pursuant to Article 17-A of the General Municipal Law concurrently with the extension of the sewer district; and

WHEREAS, the proposed West Stone Street Crossroads Consolidated Sewer District of the Town of Newburgh and the proposed consolidation of the West Stone Street Extension of the Crossroads Consolidated Sewer District and the Crossroads Consolidated Sewer District have been determined to constitute an "Unlisted Action" for purposes of the State Environmental Quality Review Act and the Town Board of the Town of Newburgh has determined to conduct a coordinated review of the Action; and

WHEREAS, it is now desired to call a public hearing upon the question of the extension of the Crossroads Consolidated Sewer District in the matter described above, and to hear all persons interested in the subject thereof, concerning the same pursuant to Article 12-A of the Town Law.

NOW, THEREFORE, BE IT ORDERED, by the Town Board of the Town of Newburgh, Orange County, New York, as follows:

Section 1. The Town Board of the Town of Newburgh shall hold a public hearing at the Town Hall at 1496 Route 300, Town of Newburgh, New York on the 16th day of April, 2012 at 7:00 o'clock, p.m., Prevailing Time in the matter of the West Stone Street Extension of the Crossroads Consolidated Sewer District of the Town of Newburgh as described in the preambles hereof, and to consider the map, plan and report filed in relation thereto and the improvements therefore and to hear all persons interested in the subject matter thereof concerning the same, and for such other action on the part of said Town Board as may be required by law or shall be proper in the premises.

Section 2. The Town Clerk is hereby authorized and directed to cause a copy of this Order to be published once in The Mid-Hudson Times and The Sentinel, the official newspapers of said Town, the first publication thereof to be not less than ten (10) nor more than twenty (20) days before the day set herein for the hearing as aforesaid, and the Town Clerk shall also cause a copy of this Order to be posted on the signboard of the Town maintained pursuant to subdivision

6 of Section 30 of the Town Law not less than ten (10) nor more than twenty (20) days before the day set for the public hearing as aforesaid.

Section 3. This Order shall be entered in the minutes of the meeting and shall take effect immediately.

The question of the adoption of the foregoing order was duly put to a vote on roll call which resulted as follows:

George Woolsey, Councilman voting \_\_\_\_\_

Gilbert J. Piaquadio, Councilman voting \_\_\_\_\_

Elizabeth J. Greene, Councilwoman voting \_\_\_\_\_

Ernest C. Bello, Jr., Councilman voting \_\_\_\_\_

Wayne C. Booth, Supervisor voting \_\_\_\_\_

The resolution was thereupon declared duly adopted.



APPENDIX "A"

**DISTRICT EXTENSION DESCRIPTION  
WEST STONE STREET EXTENSION  
NORTH CARPENTER AVENUE**

All that certain plot, piece, or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being bounded and described as follows:

BEGINNING at a point on the Town of Newburgh/City of Newburgh boundary line, said point being on the northerly right-of-way line of North Plank Road and at the southeasterly corner of the Town of Newburgh's tax map Section 84, Block 4 Lot 26 (1996); thence in a westerly direction along said North Plank Road right-of-way line a distance of 224.2± ft. to the southwesterly corner of tax map Section 84 Block 3 Lot 9; thence in a northerly direction along the westerly property line of said Lot 9 and Lots 9 and 7 a distance of 149.7± ft. to the northwesterly corner of said Lot 7, said point also being on the southerly property line of Lot 6; thence in a westerly direction along the southerly property line of said Lot 6 a distance of 50± ft. to the southwesterly corner of said Lot 6; thence in a northerly direction along the westerly property line of said Lot 6 a distance of 9.4± ft. to the southeasterly corner of Lot 4, said point also being on the westerly property line of said Lot 6; thence in a westerly direction along the southerly property line of said Lot 4 a distance of 50± ft. to the southwesterly corner of said Lot 4, said point also being on the easterly property line of Lot 3; thence in a southerly direction along the easterly property line of said Lot 3 a distance of 6.3± ft. to the southeasterly corner of said Lot 3; thence in a westerly direction along the southerly property line of said Lot 3 and Lot 2 a distance of 147.9± ft. to the southwesterly corner of said Lot 2, said point also being on the easterly property line of Lot 1; thence in a southerly direction along the easterly property line of said Lot 1 and Lot 15 a distance of 132.6± ft. to the southeasterly corner of said Lot 15, said point being on the northerly right-of-way line of said Plank Road; thence in a northwesterly direction along the northerly right-of-way line of said Plank Road and the southerly property line of said Lot 15 and the tax map Section 84, Block 2 Lot 1.1 a distance of 212± ft. to the southwesterly corner of said Lot 1.1, said point being on the northerly right-of-way of said Plank Road; thence in a northerly direction along the westerly property line of said Lot 1.1 a distance of 144± ft. to the northwesterly corner of said Lot 1.1, said point being on the southerly property line of Lot 1.2; thence in a northwesterly direction along the southerly property line of said Lot 1.2 a distance of 50± ft. to the southwesterly corner of said Lot 1.2; thence in a northerly direction along the westerly property line of said Lot 1.2 a distance of 50± ft. to the southwesterly corner of said Lot 1.2; thence in a northwesterly direction along the southerly property line of said Lot 1.2 a distance of 154.5± ft. to the southwesterly corner of said Lot 1.2; thence in a northwesterly direction along the westerly property line of said Lot 1.2 a distance of 67.5± ft. to the westerly corner of said Lot 1.2; thence in a northeasterly direction along the westerly property line of said Lot 1.2 a distance of 98.6± ft. to the northwesterly corner of said Lot 1.2; thence in a southeasterly direction along the northerly property line of said Lot 1.2 and across Stone Street a distance of 300± ft. to the westerly right-of-way line of said Stone Street

and the westerly property line of tax map Section 84 Block 5 Lot 1; thence in a northerly direction along the westerly property line of said Lot 1 and Lot 4.1 a distance of 85.3± ft. to the northwesterly corner of said Lot 4.1; thence in an easterly direction along the northerly property line of said Lot 4.1 a distance of 101.6± ft. to the northerly corner of said Lot 4.1; thence in a southeasterly direction along the northerly property line of said Lot 4.1 and Lot 6.1 a distance of 362± ft. to the northerly corner of said Lot 6.1; thence in an easterly direction along the northerly property line of said Lot 6.1 a distance of 40.1± ft. to the northeasterly corner of said Lot 6.1; thence in a southerly direction along the easterly property line of said Lot 6.1 a distance of 43± ft. to the southeasterly corner of said Lot 6.1; thence in a westerly direction along the southerly property line of said Lot 6.1 a distance of 87.5± ft. to a point on the southerly property line of said Lot 6.1, said point being the northeasterly corner of Lot 9; thence in a southerly direction along the westerly property line of said Lot 9 across Stone Street a distance of 154± ft. to the southerly right-of-way line of said Stone Street, said point being the northwesterly corner of tax map Section 84 Block 4 Lot 1; thence in a northeasterly direction along the southerly right-of-way line of said Stone Street and the northerly property line of said Lot 1 a distance of 48.8± ft. to the northeasterly corner of said Lot 1; thence in a southerly direction along the easterly property line of said Lot 1 a distance of 98± ft. to the southeasterly corner of said Lot 1, said point being on the northerly property line of Lot 29; thence in a westerly direction along the northerly property line of said Lot 29 a distance of 67.9± ft. to the northeasterly corner of said Lot 29; thence in a southerly direction along the easterly property line of said Lot 29 and Lots 28 and 26 a distance of 211.9± ft. to the southeasterly corner of said Lot 26.



**DRAFT**

JOINT CONSOLIDATION AGREEMENT  
BY AND BETWEEN  
THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, NEW YORK  
AND  
THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT  
OF THE TOWN OF NEWBURGH, NEW YORK  
PURSUANT TO ARTICLE 17-A  
OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

**THIS AGREEMENT** is made this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2012 by and between the CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH (hereinafter "CROSSROADS SEWER DISTRICT"), an improvement district of the Town of Newburgh with offices at 1496 Route 300, Newburgh, New York 12550 and the WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH (hereinafter "WEST STONE STREET EXTENSION"), an improvement district extension of the Town of Newburgh with offices at 1496 Route 300, Newburgh, New York 12550 and the TOWN OF NEWBURGH (hereinafter the "TOWN OF NEWBURGH"), a municipal corporation of the State of New York with offices at 1496 Route 300, Newburgh, New York 12550 ( CROSSROADS SEWER DISTRICT, WEST STONE STREET EXTENSION and TOWN OF NEWBURGH are hereinafter also referred to singularly as a 'PARTY' and jointly as the "PARTIES")..

**WITNESSETH**

**WHEREAS**, New York General Municipal Law Article 17-A authorizes sewer districts to consolidate into combined districts if such combination "shall be conducive to the public health, welfare, and convenience and be of special benefit to the lands of the sewer districts"; and

**WHEREAS**, Article 17-A defines consolidation as meaning either (a) the combination of two or more local government entities resulting in the termination of the existence of each of the entities to be consolidated and the creation of a new entity which assumes jurisdiction over all of the terminated entities, or (b) the combination of two or more local government entities resulting in the termination of the existence of all but one of the entities which shall absorb the terminated entity or entities; and

**WHEREAS**, the CROSSROADS SEWER DISTRICT was duly established by the Town Board of the TOWN OF NEWBURGH and constructed and has heretofore been extended from time to time, it having been previously determined by referendum that all expenses of the CROSSROADS SEWER DISTRICT, including all extensions thereafter established would be a charge against the entire area of the district as extended in accordance with New York State

Town Law; and

**WHEREAS**, the CROSSROADS SEWER DISTRICT and the COLDEN PARK SEWER DISTRICT were subsequently duly consolidated pursuant to Town Law Sections 206 and 206-a as the "Crossroads Consolidated Sewer District"; and

**WHEREAS**, the WEST STONE STREET EXTENSION has been duly established by the Town Board of the TOWN OF NEWBURGH in accordance with New York State Town Law; and

**WHEREAS**, the Newburgh Town Board is the governing body responsible for the administration of all the TOWN OF NEWBURGH's sewer districts, including the CROSSROADS SEWER DISTRICT and the WEST STONE STREET EXTENSION ; and

**WHEREAS**, the Town Engineer has studied whether it would be to the mutual benefit and in the best interests of the customers of the CROSSROADS SEWER DISTRICT and the WEST STONE STREET EXTENSION to consolidate the CROSSROADS SEWER DISTRICT and the WEST STONE STREET EXTENSION into one sewer district by terminating the existence of WEST STONE STREET EXTENSION and absorbing it into the CROSSROADS SEWER DISTRICT and recommended such consolidation based upon findings that such a combination would create greater operating efficiencies, provide better service to the public each serves, and generate cost savings by avoiding duplication in administrative services; and

**WHEREAS**, New York General Municipal Law Article 17-A requires endorsement of a Consolidation Agreement to commence proceedings to consolidate Districts, and the purpose of this Agreement is to comply with this requirement.

**NOW, THEREFORE**, in consideration of the foregoing recitals, the Town Board sets forth the following terms and conditions for the consolidation of the CROSSROADS SEWER DISTRICT and the WEST STONE STREET EXTENSION:

**1 Name of Each Government Entity to be Consolidated:**

The names of the two government entities to be consolidated are the "Crossroads Consolidated Sewer District" and the "West Stone Street Extension of the Crossroads Consolidated Sewer District."

**2. Name of Proposed Consolidated District:**

As the consolidation is the combination of two local government entities resulting in the termination of the existence of all but one of the entities which shall absorb the terminated entity, the name of the proposed consolidated sewer district shall continue to be the "Crossroads Consolidated Sewer District" (hereinafter for purposes of this agreement referred to as the "Consolidated Crossroads Sewer District").

3. Rights, Duties and Obligations of Proposed Consolidated Crossroads Sewer District:

All of the rights, duties and obligations of each of the CROSSROADS SEWER DISTRICT and the WEST STONE STREET EXTENSION under existing contracts or agreements, including but not limited to those relating to personnel matters, providing of sanitary sewer services, outside users, inter-municipal agreements and payment of outstanding obligations, shall become the rights, duties and obligations of the Consolidated Crossroads Sewer District as of the effective date specified in paragraph (12) below.

4. Territorial Boundaries of Proposed Consolidated Crossroads Sewer District:

The boundaries of the Consolidated Crossroads Sewer District shall be the combined jurisdictional boundaries of the CROSSROADS SEWER DISTRICT and the WEST STONE STREET EXTENSION. The legal descriptions of the Consolidated Crossroads Sewer District are set forth in the attached Exhibit A. Exhibit B contains a map for illustrative purposes, showing the jurisdictional boundaries of the WEST STONE STREET EXTENSION. Exhibit C contains a list of the tax map numbers of the parcels that will be included in the Consolidated Crossroads Sewer District. Exhibit A, Exhibit B and Exhibit C are incorporated herein and made a part hereof by this reference.

5. Type and/or Class of Proposed Consolidated Crossroads Sewer District:

The Consolidated Crossroads Sewer District shall be of the type or class that would be formed as a sewer district under the laws of the State of New York pursuant to Articles 12 and/or 12A of the Town Law of the State of New York. The Consolidated Crossroads Sewer District shall be governed by the laws of the State of New York and operated and administered by the Town Board of the Town of Newburgh in the same fashion as sewer districts created under Articles 12 and 12A of the Town Law.

6. Governmental Organization of Proposed District Insofar as it Concerns Elected and Appointed Officials and Public Employees, Along With Transitional Plan and Schedule for Elections and Appointments of Officials:

The consolidation will have no effect on elected or appointed officials or public employees and, therefore, no transitional plan or schedule for elections or appointments of officials is needed. Employees involved with the operation and management of each of the existing sewer district and sewer district extension are currently employees of the TOWN OF NEWBURGH and shall continue to be employees of the Town after consolidation. The Town Board of the TOWN OF NEWBURGH currently is the body responsible for both the CROSSROADS SEWER DISTRICT and the WEST STONE STREET EXTENSION and will continue to be responsible for the Consolidated Crossroads Sewer District. Members of the Town Board of the TOWN OF NEWBURGH are elected in accordance with the schedule of elections established for town supervisors and councilmen and councilwomen by the Town Law and Election Law of the State of New York. All appointed officials and public employees shall be appointed by the Town Board of the Town of Newburgh and shall be selected in accordance with the laws of the State of New York.

7. Fiscal Estimate of Cost of and Savings Which May Be Realized from Consolidation:

It is estimated that the costs of consolidation will not exceed \$12,000. The extent of the savings cannot be accurately estimated at this time. The consolidation of these two government entities, however, will result in moneys being saved and long term costs lowered. A savings can be expected in preparing and maintaining one budget instead of two. Administrative hours by the Town Accountant, Receiver, Assessor, Town Supervisor, their deputies and departmental personnel and Town Board will be reduced. The costs of maintenance and repair will be spread over a larger user base. The savings will also include the difference between the extension cost as part of the Consolidated Crossroads Sewer District and the costs that would be incurred if the extension were undertaken as a free standing system. All of these savings will result in lower costs to property owners in the Consolidated Crossroads Sewer District.

8. Each Government Entity's Assets, Including Real and Personal Property, and their Fair Value:

The tangible assets of the CROSSROADS SEWER DISTRICT are valued at \$14,538,679 per the Town of Newburgh's GASB34 reporting. This includes all pump stations, sewer mains and manholes. In addition, the Crossroads Sewer District has a fund balance currently estimated at \$2,844,803 and capital reserve funds estimated at \$1,182,423.

The WEST STONE STREET EXTENSION presently has no tangible assets. The WEST STONE STREET EXTENSION has a fund balance currently estimated at \$0.

9 Each Government Entity's Liabilities and Indebtedness, Bonded and Otherwise, and their Fair Value:

The aggregate outstanding liabilities and indebtedness, bonded or otherwise, of the CROSSROADS SEWER DISTRICT is the following:

\$3,165,006

The outstanding liabilities and indebtedness, bonded or otherwise, of the WEST STONE STREET EXTENSION are the following:

\$0.

10. Terms for Disposition of Existing Assets, Liabilities and Indebtedness of each Government Entity, Either Jointly, Separately or in Certain Defined Proportions:

Upon consolidation, the funds of the CROSSROADS SEWER DISTRICT and the WEST STONE STREET EXTENSION will be joined into one. Real and personal property currently owned by each of the CROSSROADS SEWER DISTRICT and WEST STONE STREET EXTENSION will become the property of the consolidated Crossroads Sewer District. Any pre-

consolidation debts duly incurred and agreements entered into by CROSSROADS SEWER DISTRICT or WEST STONE STREET EXTENSION shall continue to be honored by the consolidated Crossroads Sewer District and satisfied according to their terms.

11. Terms For The Common Administration And Uniform Enforcement Of Local Laws, Ordinances, Resolutions, Orders And The Like, Within The Proposed consolidated Crossroads Sewer District, Consistent With §769 Of The Act:

Local Laws, Ordinances, Resolutions and Orders affecting the Consolidated Crossroads Sewer District will continue to be administered and enforced by the Town of Newburgh as has been done for the CROSSROADS SEWER DISTRICT. Assessments for the cost of any future debt service of the Consolidated Crossroads Sewer District is expected in the same matter as has been billed for the CROSSROADS SEWER DISTRICT and shall be determined on a benefit basis according to the use of the property as established by the then-existing benefit formula of CROSSROADS SEWER DISTRICT.

Assessments for the costs of capital improvements of the Consolidated Crossroads Sewer District shall continue to be based on the consolidated District's benefit tax schedule. Charges for the costs of operation and maintenance shall continue to be based upon metered water usage.

(12) Effective Date Of Proposed Consolidation:

The proposed consolidation shall take effect upon the later of: (1) adoption of approval of a final version of this Agreement by the Town Board after compliance with the requirements of GML Article 17-A; or (2) June 1, 2012.

(13) Time(s) and Place(s) for Public Hearing(s) on Proposed Consolidation Agreement:

The Town Board shall meet at the Town of Newburgh Town Hall, , 1496 Route 300 in the Town of Newburgh, New York at 7:00 o'clock p.m. on April 16, 2012 to hear public comments on this proposed Consolidation Agreement.

(14) Entire Agreement:

This Agreement contains the full and complete terms for consolidation of the CROSSROADS SEWER DISTRICT and the WEST STONE STREET EXTENSION. There are no other verbal or written agreements or understandings which shall modify or affect the terms of this Agreement in any manner whatsoever. Any modifications or waivers to or of this Agreement shall be in writing and signed by the Town Supervisor.

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IN WITNESS WHEREOF, to signify the Town Board's approval of all of the terms and conditions hereof, the Town Supervisor has signed this Agreement as of \_\_\_\_\_, 2012.

CROSSROADS CONSOLIDATED SEWER DISTRICT  
OF THE TOWN OF NEWBURGH

By: \_\_\_\_\_  
Wayne C. Booth, Supervisor

WEST STONE STREET EXTENSION OF  
THE CROSSROADS CONSOLIDATED SEWER DISTRICT  
OF THE TOWN OF NEWBURGH

By: \_\_\_\_\_  
Wayne C. Booth, Supervisor

THE TOWN OF NEWBURGH

By: \_\_\_\_\_  
Wayne C. Booth, Supervisor

EXHIBIT "A"

**TOWN OF NEWBURGH**  
**CROSSROADS CONSOLIDATED SEWER DISTRICT**

**BOUNDARY DESCRIPTIONS**

The Crossroads Consolidated Sewer District consists of the following:

1. Former Colden Park Sewer District (see Schedule A-1)
2. Former Crossroads Sewer District (see Schedule A-2)
3. Former Crossroads Sewer District – Extension No. 1
  - 3.1 Stewart Heights (see Schedule A.3.1)
  - 3.2 Sherwood Forest (see Schedule A.3.2)
  - 3.3 Orange Lake East (see Schedule A.3.3)
  - 3.4 Newburgh Gardens (see Schedule A.3.4)
4. Former Crossroads Sewer District –  
Jehovah's Witness Circuit Assembly Hall Extension  
(see Schedule A.4)

Schedules A-1 through A-4 are attached and incorporated herein.

**TOWN OF NEWBURGH**  
**CROSSROADS CONSOLIDATED SEWER DISTRICT**

**BOUNDARY DESCRIPTIONS**

Schedule A.1 – Former Colden Park Sewer District

*Chas. P. ...*

ALL that tract or parcel of land situate in the Town of Newburgh, County of Orange and State of New York and being bounded and described as follows:

*yd* BEGINNING at a stake in the ground on the southerly side of state highway Route 17-K at the northeast corner of the lands of Percy Ormond Banks and runs thence easterly along the southerly side of said state highway, 226.8 feet to the westerly side of the lands of J. Massaracchia; thence southerly along the westerly side of said Massaracchia 161.6 feet to a point; thence south  $61^{\circ} 41'$  east along the southerly side of said Massaracchia 150 feet to a stake; thence south  $28^{\circ} 19'$  west 412 feet to a point; thence south  $61^{\circ} 10'$  east 385 feet to a point; *yd* thence south  $28^{\circ} 10'$  west 2987 feet to a point; thence north  $62^{\circ}$  west 1328 feet to a point; thence north  $22^{\circ} 45'$  east 2110 feet to a point; thence south  $70^{\circ} 10'$  east along the line of Banks 309 feet to a point; thence north  $14^{\circ}$  east along Banks 856 feet to a point; thence south  $61^{\circ} 10'$  east along Banks 726 feet to a point; thence north  $28^{\circ} 19'$  east along Banks 567 feet to the place of beginning containing more or less land as surveyed by Nial Sherwood, C.E., Liberty, New York.

Dated: August 29<sup>th</sup>, 1956.

**TOWN OF NEWBURGH**  
**CROSSROADS CONSOLIDATED SEWER DISTRICT**

**BOUNDARY DESCRIPTIONS**

Schedule A.2 -- Former Crossroads Sewer District

*Crossroads*

RESOLUTION DATED JANUARY 23, 1985.

A RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO AND APPROVING THE ESTABLISHMENT OF A PROPOSED SEWER DISTRICT IN THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK, TO BE KNOWN AS CROSSROADS SEWER DISTRICT IN SAID TOWN.

WHEREAS, a written petition has been duly filed with the Town Board of the Town of Newburgh, Orange County, New York, in relation to the establishment of a proposed sewer district, pursuant to Article 12 of the Town Law, which petition, together with a map, plan and report, accompanying the same, have been filed in the office of the Town Clerk and are available for public inspection; and

WHEREAS, a resolution was duly adopted by said Town Board on November 28, 1984, reciting a description of the boundaries of said proposed Crossroads Sewer District, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that said petition, with accompanying report, map and plan were on file in the Town Clerk's office for public inspection and specifying January 23, 1985, at 7:30 o'clock P.M., Prevailing Time, at the Town Hall, 20-26 Union Avenue Extension, in Newburgh, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a public hearing to consider the establishment of said Crossroads Sewer District and said petition, map, plan and report filed in relation thereto and to hear all persons interested in the subject thereof concerning the same; and

WHEREAS, notice of the aforesaid public hearing was duly published and posted in the manner and within the time prescribed by

Section 193 of the Town Law, and proof of publication and posting have been duly presented to said Town Board; and

WHEREAS, said public hearing was duly held at the time and place in said resolution as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, said Town Board has duly considered said petition, map, plan and report and the evidence given at said public hearing; NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Newburgh, Orange County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid public hearing, it is hereby found and determined as follows:

- a) The petition is signed and acknowledged or approved as required by law and is otherwise sufficient;
- b) All the property and property owners within said proposed Crossroads Sewer District, as described in the preambles hereof, are benefited thereby;
- c) All the property and property owners benefited are included within the limits of said proposed Crossroads Sewer District; and
- d) The establishment of said proposed Crossroads Sewer District is in the public interest.



Section 2. The establishment of Crossroads Sewer District in the Town of Newburgh, Orange County, New York, to be bounded and described as hereafter set forth, at a maximum estimated cost of \$4,500,000, is hereby approved. The method of financing the cost of said improvements shall be by the issuance of serial bonds of said Town, such bonds to be payable from assessments levied upon and collected from the several lots and parcels of land deemed benefited from said improvements, so much upon and from each as shall be in just proportion to the amount of the benefit which the improvements shall confer upon the same.

Section 3. Said Crossroads Sewer District shall be bounded and described as follows:

All that certain lot, piece or parcel of land situated in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

Beginning at the intersection of the southerly line of Route 84 with the westerly town line of the Town of Newburgh. Thence from said point of beginning and along the southerly and southeasterly line of the right-of-way of Route 84 and the access road to Route 17K in a northeasterly direction, a distance of 7,500'±. Thence along the southerly line of Route 17K in a northwesterly direction, crossing Interstate Route 84 a distance of 1600'± to a point, said point being the northeasterly corner of lot #32, block 1, Section 89. Thence along the easterly line of said lot #32, 300'± to the southeasterly corner of said lot; thence along the southerly or rear line of lots #32, 31, 30.2, 29, 28 and 27, block 1, section 89, a distance of 1900'± to the southwesterly corner of said lot #27; thence along the westerly line of said lot #27 in a northerly direction, 500'± to the northwesterly corner of said lot #27 in the southerly line of NYS Route 17K; thence diagonally across Route 17K in a northwesterly direction, 250'± to the intersection of the northerly line of Route 17K with the easterly line of Colden Hill Road at the southwesterly corner of lot #12, block 1, section 86; thence along the northerly line of Route 17K, crossing Colden Hill Road in an easterly direction, 220'± to the southwesterly corner of lot 11, block 1, section 86; thence along the westerly line of said lot 11 in a generally northerly direction, a distance of 265'± to the northwesterly corner of said lot 11; thence along the northerly line of said lot 11 in an easterly direction and crossing Colden Hill Road, a total distance of 110'± to the easterly line of Colden Hill Road; thence in a generally southerly direction along the easterly line of Colden Hill Road, a distance of 100'± to the northwesterly corner of lot 12, block 1, section 86. Thence along the rear or northerly line of said lot 12, in an easterly direction, a distance of 200'± to the northeasterly corner of said lot; thence along the westerly line of a portion of lot 13, all of lots 16, 17, and 18 of Block 1, section 86 of tax maps 540'± to the northwesterly corner of said lot 18; thence along the northerly line of said lot 18 in an easterly direction about 350'± to Rock Cut Road. Thence crossing Rock Cut Road and along the southerly line of lot #33, block 1, section 86 in an easterly direction, 400'± to the southeasterly corner of said lot #33, said point being in the westerly line of lot #26.2, block 1, section 86;

thence along a portion of the westerly line of lot 26.2 and all of lot 26.3, in a northerly direction 1200'± to the north-westerly corner of said lot 26.3 in the southerly line of Racquet Road. Thence along a portion of the southerly line of said Racquet Road, 350'± to the easterly line of Rock Cut Road; thence along the easterly line of Rock Cut Road in a northerly direction about 600'± to the northwesterly corner of lot #35.2, block 1, section 86. Thence along the northerly line of said lot #35.2 in an easterly direction, 2400'± to the northeasterly corner of said lot #35.2; thence along the easterly line of said lot #35.2 in a southerly direction, 700'± to the northerly line of lot 39.2, block 1, section 86; thence along a portion of the northerly line of said lot 39.2, in an easterly direction 700'± to the northeasterly corner of said lot #39.2; thence along the easterly line of lot 39.2, 39.1, crossing Lakeside Drive and continuing along the easterly line of lot #39.3 of said block 1, section 86 in a southerly direction, 2300'± to the northerly line of Interstate Route 84 access road; thence along the northerly line of said access road in a southwesterly direction 800'± to the northerly line of Route 17K. Thence along the northerly line of Route 17K, crossing Interstate Route 84 in a southeasterly direction, a distance of 1800'± to the southwesterly corner of a lot designated as Tax Map Parcel #65, Block #1, Section 89 of Town of Newburgh Tax Maps; thence along the westerly line of said lot #65, in a generally northerly direction, a distance of 1,100'± to the northwesterly corner of said lot #65, said point being in the southerly line of Lot 60, Block 1, Section 86 of Newburgh Assessment Maps; thence following along a portion of the southerly line of said Lot 60, Block 1, Section 86, which is also the northerly line of the several parcels of land shown on Section 92 in a generally westerly direction, a distance of 600'± to a point in the southeasterly line of an access road for Route 84. Thence along the southeasterly and southerly right-of-way line of the access road and of Route 84 itself, in a generally easterly direction through Lot 60 and a portion of Lot 68.2, Block 1, Section 86, a distance of 4,700'± to the westerly line of the Road taking for Fletcher Street Bridge over Route 84; thence through lot 68.2, block 1, section 86 and following, in part the westerly line of Fletcher Drive in a southerly direction, a distance of 500'± to the northeasterly corner of lot #69, block 1, section 89. Thence along the easterly line of said lot #69 in a southerly direction, 2,700'± to the southeasterly corner of said lot 69 in the northerly right-of-way line of Route 17K. Thence along the northerly line of 17K in a generally easterly direction along the southerly line of Tax Map Section 94, a total distance of 1500'; thence along the easterly line of Sections 94 and 95 of said tax maps in a generally northerly direction, a distance of 3100' more or less to a point in the southerly line of Route 84. Thence along the southerly right of way line of Route 84, crossing the New York State Thruway in a generally easterly direction, a distance of 4,000'± to the intersection of the southerly line of Route 84 with the easterly line of N.Y.S. Thruway Route 87.

Thence along the easterly line of New York State Route 87 or the Thruway, in a generally northerly direction, a distance of 6,500' to the intersection of the easterly line of N.Y.S. Route 87 with the northerly line of N.Y.S. Route 52, said point being the most westerly corner of lot 4 of section 60, block 2; thence along the rear line of lot 4, block 2, section 60 and lots 1, 2 and 3 of block 2, section 61 and lots 5.1, 5.22 and 5.21 of block 2, section 60, following for the most part Orange Lake Stream, a distance of 2,000± to the most northerly corner of lot 6, block 1, section 64. Thence along the rear lot line of lots 6 and 5, crossing Old South Plank Road and continuing along the rear of lots 1 and 2 of block 1, section 64 to the westerly line of Union Avenue; thence crossing Union Avenue in an easterly direction, 50'± to a point in the center line of Orange Lake Stream, at the southwesterly corner of lot 14, block 2, section 64; thence in a northerly direction along the easterly line of Union Avenue 110'± to its intersection with the northerly line of Old South Plank Road, said point being the most westerly corner of lot 13, block 2, section 64; thence along the rear or northerly line of lots 13, 12.2 and 11, a distance of 600'± to the northeasterly corner of said lot 11, block 2, section 64; thence along the easterly line of lot 11 and a portion of lot 10, block 2, section 64, in a southerly direction 400'± to the northwesterly corner of lot 9, block 2, section 64; thence along the northerly line of lots 9 and 8.2 of block 2, section 64 in an easterly direction, 320'± to the northeasterly corner of lot 8.2, block 2, section 64, said point being in the westerly line of a short road; thence along a portion of the easterly line of said lot 8.2 in a southerly direction 100'± to a point, said point being opposite the northwesterly corner of lot 24, block 4, section 64. Thence in an easterly and southerly direction, crossing said short road and following along the rear of lots 24, 23, 630'± to a point, said point being the northeasterly corner of lot #23 which is also the most northerly corner of lot 20, block 4, section 64; thence along the easterly and northerly line of lot 20 in a generally southerly and easterly direction, 600' to the westerly line of Innis Avenue; thence along the westerly line of Innis Avenue, in a southerly direction, 600'± to the center line of Orange Lake Stream; thence following the center line of Orange Lake Stream in a southeasterly direction, crossing Innis Avenue and along the northerly line of lot 13, block 6, section 65 to the northerly line of Powder Mill Road, a distance of 200'±; thence along the northerly line of Powder Mill Road in a southwesterly direction, a distance of 120'± to the northerly line of N.Y.S. Route 52; thence crossing N.Y.S. Route 52 in a westerly direction, a distance of 80'± to the intersection of the southerly line of N.Y.S. Route 52 with the northerly line of Meadow Street. Thence along the northerly line of Meadow Street, in a westerly direction, 950'± to the southwesterly corner of lot 16, block 3, section 60, said point also being the southeasterly corner of lot #6, block 1, section 66. Thence along a portion of the westerly line of lot 16, block 3, section 60, which is also the easterly line of lot 6, block 1, section 66 in a northerly direction, 180'± to the northeasterly corner of lot 6, block 1, section 66.

Thence continuing along the southerly line of lot 22.22, which is also the northerly line of lots 1 through 6, block 1, section 66, a distance of 600' more or less to a point in the line of lot 21.12, block 3, section 60, which is also the northwesterly corner of lot #1, block 1 of section 66; thence along a portion of the easterly line of lot 21.12, block 3, section 60, which is also the westerly line of lot 1, block 1, section 66 and continuing to the center line of Meadow Avenue, a distance of approximately 200'; thence along the center line of Meadow Avenue, in a generally westerly direction, approximately 300' along a portion of the southerly line of Lot 21.12, Block 3, Section 60 to a point, said point being the intersection of the extension of the property line between lots 1 and 2 of block 2, section 66 and the center line of Meadow Avenue. Thence in a generally southerly direction, along the lot line between lots 1 and 2, block 2, section 66, a distance of approximately 200' to the southwesterly corner of said lot 2; thence along a portion of the southerly line of lot 2, in a generally easterly direction, approximately 50' to the northwesterly corner of lot #25, block 2, section 66; thence along the westerly line of lot 25, block 2, section 66 and continuing to the center line of Starrow Drive, a distance of approximately 200'; thence along the center line of Starrow Drive, in a generally easterly direction, approximately 120' to a point, said point being the extension of the property line between lots 1 and 2 of block 3, section 66 and the center line of Starrow Drive. Thence along the property line between said lots 1 and 2, in a generally southerly direction, about 200' to a point, said point being the southwesterly corner of lot 2, block 3, section 66; thence along the southerly line of lots 2-7, 11 and 12 of block 3, section 66, which line is also the northerly line of lot 44.1, block 3, section 60 on the next three courses and distances:

Along the southerly line of lots 2-7, block 3, section 66, 600'± to a point; thence along the westerly line of lot 11, in a generally southerly direction, 60'± to an angle point; thence along the southerly line of lots 11 and 12 of block 3, section 66 approximately 400' to the southeasterly corner of said lot 12, block 3, section 66; thence along the easterly line of said lots 12, 13, 14, 15, 16, 17 and lot 18 of block 3, section 66, in a generally northeasterly direction approximately 790' to a point, said point being the northeasterly corner of said lot 18, block 3, section 66 in the southerly line of Meadow Avenue; thence along the southerly line of Meadow Avenue, in an easterly direction 370± to the intersection with the southerly line of N.Y.S. Route #52, said point being in the front or northerly line of lot 48, block 3, section 60; thence along the southerly line of N.Y.S. Route 52, in an easterly direction, 320'± to the northeasterly corner of said lot #48; thence along the easterly line of said lot 48, block 3, section 60 in a southerly direction 250'± to a point in the northeasterly line of lot 49.2, block 3, section 60; thence along a portion of the northeasterly line of said lot 49.2 in a generally southeasterly direction 2400'± to the northeasterly corner of said lot 49.2; thence along the easterly line of said lot 49.2 as it twists and turns, in a generally southerly direction, 1,200'± to a point in the northerly line of Interstate Route 84.

Thence crossing Route 84 in a southwesterly direction, 550'± to the northeasterly corner of lot #5, block 1, section 97; thence along the easterly line of said lot #5, in a southerly direction, 850'± to the southeasterly corner of said lot #5; thence along a portion of the southerly line of said lot #5 in a westerly direction, 400' to the northeasterly corner of lot 47, block 1, section 97; thence along the easterly line of said lot 47 in a southerly direction, 800'± to the southeasterly corner of said lot 47 in the northerly line of Stewart Avenue; thence in a northwesterly direction along the northerly line of Stewart Avenue and the northeasterly line of Stewart Heights Avenue, passing along the front or southerly line of lots 47, 48, 4.11, 3.2 and 2 of block 1, section 97, 1450'± to the southeasterly line of the access road to Route 84; thence along the right-of-way of said access road in a southwesterly direction, 850'± to the easterly right-of-way line of Union Avenue, said point being the most westerly corner of lot #34, block 1, section 98; thence along the easterly right-of-way line of Union Avenue, following the westerly line of lots 33 and 32 of block 1, section 98, in a southerly direction, 100'± to the southwesterly corner of said lot #32; thence still along right-of-way of Union Avenue, along the southerly line of said lot #32, in an easterly direction, 107'± to the southeasterly corner of said lot #32. Thence continuing along the easterly right-of-way line of Union Avenue in a southerly direction 53'± to a point, said point being the most northerly corner of lot 8.2, block 1, section 98; thence along the northeasterly line of said lot 8.2, crossing Stewart Avenue and continuing along the northeasterly line of lot 8.2 in a southeasterly direction, 450'± to an angle point in said lot 8.2, said point being the northwesterly corner of lot 9, block 1, section 98; thence along the rear or southerly line of said lot 9 in a southerly direction, 147'± to the southwesterly corner of said lot #9; thence along a portion of the southerly line of said lot 9, 70'± to a point; thence along the rear or westerly line of lot 20, block 1, section 98 in a southerly direction, 110'± to the southwesterly corner of said lot 20, said point also being the most southerly corner of lot 8.2, block 1, section 98 and also being in the northerly line of lot 19, block 1, section 98. Thence along a portion of the northerly line of said lot #19, in an easterly direction, 130'± to the northeasterly corner of said lot #19, said point also being the northwesterly corner of lot 18, block 1, section 98; thence along the westerly line of said lot 18 in a southerly direction, 160'± to the southwesterly corner of said lot #18, said point being in the northerly line of lot 1.1, block 2, section 97; thence along the southerly line of lots 18, 17, 16 and 14.222, a 30' right-of-way and lot 14.1 all in block 1, section 98, in a generally southeasterly direction, approximately 750' to a point, the last above described line being the northerly line of lot 1.1, block 2, section 97; thence along the southerly and southeasterly line of lot 15, block 1, section 98, which line is the northwesterly line of lot 5, block 2, section 97, in a generally northeasterly direction, approximately 600' to a point in the southerly line of Stewart Avenue;

Thence along the southerly line of Stewart Avenue and along the front of lot 5, block 2, section 97, in a generally easterly direction, a distance of approximately 300' to a point, said point being the northwesterly corner of lot 6, block 2, section 97; thence around the boundaries of said lot 6, being the westerly boundary, southerly boundary and easterly boundary, a total distance of about 500' back to the southerly line of Stewart Avenue. Thence along the southerly line of Stewart Avenue, in a generally easterly direction, approximately 750' to a point, said point being the northwesterly corner of lot 1, block 1, section 99. Thence on a line following the westerly line of Section 99, which is a line running about 100' westerly and parallel to Boulder Road, in a generally southerly direction, approximately 850'± to the northwesterly corner of lot 18, block 1, section 99; thence along the northerly line of said lot 18, crossing Boulder Road and continuing along the northerly line of lots 22, 19.2, 18, 17.1 and 17.2 and crossing Stewart Avenue, in a generally easterly direction, 1,070'± to a point in the easterly line of Stewart Avenue; thence along the easterly and northeasterly line of Stewart Avenue, in a generally northwesterly direction, a distance of approximately 1,280'± to its intersection with the easterly line of Tarr Avenue. Thence along the easterly line of Tarr Avenue, in a generally northerly direction, a distance of approximately 1,300' to the northwesterly corner of lot 21.2, block 1, section 97; thence along the northerly line of said lot 21.2, in a generally easterly direction, about 2,400' to the city line of the City of Newburgh; thence along a portion of the westerly line of the City of Newburgh, in a generally southerly direction, approximately 1,500' until the city line becomes the center line of Quassaick Creek; thence along the westerly boundary of the City of Newburgh, following the center line of Quassaick Creek, about 2,500' to a point, said point being in the easterly line of lot 30, block 1, section 97; thence along a portion of the easterly line of said lot 30, in a generally southerly direction, approximately 500' to the southeasterly corner of said lot 30. Thence along the southerly line of lot 30, on several courses and distances and along a portion of the westerly line of lot 30, approximately 2,000' to a point, said point being the southeasterly corner of lot 27, block 1, section 97; thence along the southerly line of said lot 27, in a generally westerly direction, approximately 900' to the easterly line of D'Alfonso Road; thence along the easterly line of said D'Alfonso Road, in a generally northerly direction, approximately 800' to a point 500' southerly of the southerly line of Route 17K; thence on a line parallel with the southerly line of Route 17K and 500' southerly thereof, a distance of approximately 1,200' to a point in the rear line of lots fronting on Herman Avenue, said point being the approximate southwest corner of lot 37.21, block 5, section 100; thence along the westerly line of said lot 37.21, which line is approximately 150' easterly and parallel to the easterly line of Herman Avenue, in a generally northerly direction 500' to the southerly line of New York State Route 17K.

Thence along the southerly line of New York State Route 17K, in a generally westerly direction, about 550' to the easterly line of Leary Lane, said point being the northwesterly corner of lot 1, block 5, section 100; thence along the easterly line of Leary Lane, in a generally southerly direction, approximately 260' to a point, said point being opposite the northeasterly corner of lot #3, block 1, section 100; thence crossing Leary Lane and along the northerly line of said lot #3 in a westerly direction, 100'± to the northwesterly corner of said lot #3; thence along the westerly line of said lot #3 in a southerly direction, about 123' to the southwesterly corner of said lot #3; thence along the southerly line of said lot #3 and crossing Leary Lane in an easterly direction about 100' to the southwesterly corner of said lot 1, block 5, section 100, said point also being an angle point in the easterly line of lot 11, block 2, section 97. Thence along the easterly line of said lot 11, in a generally southerly direction, approximately 500' to the southeast corner of said lot 11, block 2, section 97; thence along the southerly line of said lot 11, in a generally westerly direction, approximately 500' to the southwest corner of said lot 11, block 2, section 97, said point being in the easterly line of lot 12.22, block 2, section 97. Thence along the southerly half of the easterly line of said lot 12.22, in a generally southerly direction, approximately 800' to the southeast corner of said lot 12.22; thence along a portion of the southerly line of said lot 12.22, in a generally westerly direction, approximately 100' to a point, said point being in the line of lot #27, block 2, Section 97; thence along the line of lot 27, in a generally southerly direction, approximately 100' to an angle point; thence along a portion of the southerly line of said lot 27, in a generally westerly direction, approximately 700' to a point, said point being approximately the northeasterly corner of lot 22.1, block 2, section 97; said point being the northeasterly corner of section 3 of the existing sewer district on Union Avenue, said point being the northeasterly corner of lands of Lloyds Shopping Center; thence along the easterly line of lands of Lloyds Shopping Center, following the easterly line of lots 22.1 and 22.2 in a generally southerly direction, approximately 1,000' to a point in the northerly line of Old Little Britain Road; thence along the northerly line of Old Little Britain Road, in a generally westerly direction, approximately 1,000' to the southeasterly corner of lot 23, block 2, section 97. Thence around the easterly, northerly and westerly boundary of said lot 23, approximately 300' to a point again in the northerly line of Old Little Britain Road; thence on a line parallel to and approximately 200' easterly of the easterly line of Union Avenue, in a generally southerly direction, approximately 1,100' to the town line of the Town of New Windsor. Thence along the town line between the Town of Newburgh and the Town of New Windsor, in a generally westerly direction, approximately 18,000' to its intersection with the town line of the Town of Montgomery. Thence along a portion of the town line between the Town of Newburgh and the Town of Montgomery, in a generally northerly direction, approximately 1,300' to the point of beginning.

Containing 3,050± acres.

AWE:mh  
DESC15



**TOWN OF NEWBURGH**  
**CROSSROADS CONSOLIDATED SEWER DISTRICT**

**BOUNDARY DESCRIPTIONS**

Schedule A.3.1 – Former Crossroads Sewer District – Extension No. 1:

Stewart Heights

(SD 1017)

APPENDIX A -- Boundary Description

Stewart Heights Area

DESCRIPTION  
 CROSSROADS SEWER DISTRICT EXTENSION  
STEWART HEIGHTS AREA

Town of Newburgh, New York

All that certain lot, piece or parcel of land situated in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

".....Beginning at a point along the easterly right-of-way line of Stewart Avenue located approximately 100 L.F. from the most northerly right-of-way line of Route 17K also being the most northwesterly corner of Tax Lot Section 99, Block 5, Lot 3, thence running in a westerly direction across Stewart Avenue to the most westerly right-of-way line of Stewart Avenue thence in a westerly direction along Tax Lot Section 99, Block 4, Lots 16,14,13,12,11, 10,9,8,7,6,5,4,3,2,1 a distance of approximately 800 feet to a point in the most easterly boundary line of Boulder Road thence crossing Boulder Road in a westerly direction for a distance of approximately fifty feet (50') to the most southeasterly corner of Tax Lot Section 99, Block 1, Lot 17 thence along the most southerly boundary of said tax lot a distance of approximately 100 L.F. to the southwesterly corner of said lot thence in a northerly direction along the westerly boundary of Tax Lot Sections 99, Block 1, Lots 17,16, 15,14,13,11,10,9,8,7,6,5,4,1 a distance of approximately 800 L.F. to a point in the most southerly right-of-way boundary of Stewart Avenue thence along the southerly right-of-way boundary of Stewart Avenue in a westerly direction of a distance of approximately 750 L.F. to a point at the intersection of the southerly right-of-way boundary of Stewart Avenue and the northeast corner of Tax Lot Section 97, Block 2, Lot 6 thence along the easterly boundary of said lot, a distance of approximately 200 feet to the most southeasterly corner of said lot thence along the southerly boundary of said lot a distance of approximately 110 feet to the most southwestly corner of said lot thence along the westerly boundary of said lot a distance of 200 feet +/- to a point in the southerly right-of-way line of Stewart Avenue thence in a westerly direction along the southerly boundary line of Stewart Avenue a distance of approximately 280' to a point in the most northeasterly corner of Tax Lot Section 98, Block 1, Lot 15 thence along the easterly boundary of said lot a distance of approximately 500 feet to the most southeasterly corner of said lot thence along the southerly boundary of said lot as well as Tax Lots Section 98, Block 1, Lots 14.1,14.222,16,17,18,20,9 and 10 in a westerly direction a distance of approximately 1650 feet to a point in the southerly right-of-way line of Stewart Avenue thence across Stewart Avenue to the northerly right-of-way line and running thence along the most southerly boundary of Tax Lots Section 98, Block 1, Lot 7, 6,5,4,3,32,33,34 and 1 a distance of approximately 700 feet to the most northeasterly corner of Tax Lot Section 98, Block 1, Lot 1 thence around the northerly right-of-way boundary of the roadway cul-de-sac to the

DESCRIPTION  
WOODSIDE GENER. DISTRICT EXTENSION  
STEWART HEIGHTS AREA

Town of Newburgh, New York

Page 2

southwesterly corner of Tax Lot Section 97, Block 1, Lot 2 where same intersects with the northerly right-of-way boundary of Stewart Avenue thence along the northerly right-of-way boundary of said street a distance of approximately 1200 feet to the most southwesterly corner of Tax Lot Section 98, Block 2, Lot 8 thence in a northerly direction along the westerly boundary line of Tax Lots Section 98, Block 2, Lots 8,7,6,5,9,4,3,2 and 1 to a point in the most southerly boundary line of Tax Lot Section 97, Block 1, Lot 5 being also the most northwesterly corner of Tax Lot Section 98, Block 2, Lot 1 running thence in an easterly direction a distance of approximately 450 feet along the northerly boundary of Tax Lot Section 98, Block 2, Lot 1 and Block 3, Lots 1 and 2 to a point in the northerly and easterly right-of-way boundary of Wood Street and the most southwesterly corner of Tax Lot Section 97, Block 1, Lot 6 thence continuing in an easterly direction along the boundary line between Tax Map Sections 97 and 98 a distance of approximately 400 feet to a point along the boundary line of Tax Lot Section 98, Block 5, Lot 11 located at the southeasterly corner of Tax Lot Section 97, Block 1, Lot 8 thence in a northerly direction along the most easterly boundary of Tax Lot Section 97, Block 1, Lot 8 a distance of approximately 280 feet to the most northeasterly corner of said lot thence along the northerly boundary of said lot in a westerly direction and along Tax Lot Section 97, Block 1, Lot 7.2 a distance of approximately 250 L.F. to a point along Tax Lot Section 97, Block 1, Lot 6 thence in a northerly direction along said boundary line a distance of approximately thirty feet (30') to the most southwesterly corner of Tax Lot Section 97, Block 1, Lot 11 thence in an easterly direction along the southerly boundary line of Tax Lot Section 97, Block 1, Lots 11,10,16.1 and 16.2 a distance of approximately 780 L.F. said point also being the northeasterly corner of Tax Lot Section 97, Block 1, Lot 17 and a point along the westerly boundary of Tax Lot Section 97, Block 1, Lot 18 thence in a northerly direction along the westerly boundary line of Tax Lot Section 97, Block 1, Lot 18 and 19 to the southerly right-of-way line of Brookside Farm Road thence along said right-of-way line in an easterly direction a distance of approximately 200 L.F. to a point at the intersection of Tarr Avenue and Brookside Farm Road thence crossing Tarr Avenue in an easterly direction to the easterly right-of-way line of Tarr Avenue at the intersection of Brookside Farm Road thence in a southerly direction along the easterly right-of-way line of Tarr Avenue to the intersection of the easterly right-of-way boundary of Stewart Avenue thence along the easterly right-of-way boundary of Stewart Avenue in a southerly direction a distance of approximately 1400 feet to a point at the most northwesterly corner of Tax Lot Section 99, Block 5, Lot 3 also being the point or place of beginning....."

**TOWN OF NEWBURGH**  
**CROSSROADS CONSOLIDATED SEWER DISTRICT**

**BOUNDARY DESCRIPTIONS**

Schedule A.3.2 – Former Crossroads Sewer District – Extension No. 1:

Sherwood Forest

APPENDIX A -- Boundary Description  
Sherwood Forest - DuPont Park Area



EUSTANCE & HOROWITZ, P.C.

LAND SURVEYORS • ENGINEERS • ARCHITECTS

August 16, 1989  
Revised January 8, 1990

DESCRIPTION FOP:  
SHERWOOD FOREST-DUPONT PARK SEWER DISTRICT  
TOWN OF NEWBURGH

All that certain lot, piece or parcel of land situate in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

Beginning at a point in the northwesterly line of Powder Mill Road, said point being the most southerly corner of Lot 14, Block 6, Section 65 of Town of Newburgh Assessment Maps, said point of beginning being the intersection of the northwesterly line of Powder Mill Road with the northeasterly line of the right-of-way reserved for Orange Lake Stream; thence following the northeasterly line of Orange Lake Stream in a northwesterly direction, crossing Innis Avenue and continuing along the northeasterly line of Orange Lake Stream a total distance of approximately 483' to a point in Lot 20 of Block 4, Section 64; thence in a generally northerly direction through Lot 20 and continuing in the same direction along the westerly lines of Lots 19, 18, 15, 14 and 13, all in Block 4, Section 64 of said Newburgh Assessment Maps, to a point which is the most westerly corner of said Lot 13; thence along the rear or southerly line of Lots 7, 3, 2 and a part of Lot 1 in a westerly direction a distance of approximately 440' to a point; thence along a portion of the line of said Lot 1 in a northerly direction about 70' to an angle point; thence still along a portion of the line of Lot 1 in a generally westerly direction 92.5' to the easterly line of Waring Road; thence along a portion of the easterly line of Waring Road in a northerly direction 105'± to an angle point in said Waring Road; thence crossing Waring Road and along the southerly line of a portion of Shady Lane which is the northerly line of Lots 8.2 and 9 of Block 2, Section 64 of said Town of Newburgh Assessment Maps in a generally westerly direction to a point which is the northwesterly corner of said Lot 9 and the southwesterly corner of Lot 8.1 of said Block 2, Section 64; thence along the rear of said Lot 8.1, Lots 7, 6, 5, 4, 3 and crossing the westerly end of Shady Lane a distance of 630'± to the southwest corner of Lot 20.42, Block 1, Section 63; thence along the southerly line of said Lot 20.42, Block 1, Section 63, which line is also the northerly line of a portion of Shady Lane, in an easterly direction 170'± to

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DUTCHESS COUNTY 3

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the southeast corner of said Lot 20.42, which point is also the southwest corner of Lot 20.41, Block 1, Section 63; thence along the westerly line of Lots 20.41, 20.3 and 20.2, passing through the entrance of Lots 20.43 and 20.44 and continuing along the westerly line of Lot 20.1, Block 1, Section 63 a total distance of 890'± to the northwest corner of Lot 20.1, Block 1, Section 63; thence in a generally easterly direction along the northerly line of Lots 20.1, 19, 18, 16, 15, 14, 13, 12, 11 and continuing on the same line through Lot 37, all in Block 1, Section 63, a distance of 1,030'± to a point in the easterly line of said Lot 37, Block 1, Section 63; thence along a portion of the easterly line of said Lot 37 in a generally southerly direction to the southeast corner of said Lot 37; thence along the line of Quassaick Creek, passing through the rear portion of Lot 45.2, Block 2, Section 60 in a generally southerly direction approximately 190' to the east northerly corner of Lot 3, Block 6, Section 63; thence along the northeasterly and easterly line of Lots 3, 4, 5 and 6 of Block 6, Section 63, crossing a drive, and continuing along the easterly line of Lots 1 and 2 of Block 8, Section 63 to the southeast corner of said Lot 2 which is in the northerly or rear line of Lot 27, Block 2, Section 65; thence along a portion of the northerly line or rear line of Lot 27, all of the northerly line of Lots 28, 29, 30, 31 and 32 of Block 2, Section 65 in a generally easterly direction to the northeast corner of Lot 32; thence along the easterly line of said Lot 32 in a southerly direction to the southeast corner of said Lot 32; thence along the southerly line of Lot 32 and a portion of Lot 31 in Block 8, Section 65 in a generally westerly direction a distance of 177'±; thence crossing the end of Dennis Road in a generally southerly direction and along the easterly line of Lot 26, Block 2, Section 65 to the southeast corner of said Lot 26; thence along the southerly line of said Lot 26 in a westerly direction to the southwest corner of said Lot 26 which is in the easterly line of Lot 25, also of Block 2, Section 65; thence in a generally southerly direction along a portion of the easterly line of Lot 25, along a portion of the northerly line of Lot 22 and along all of the easterly line of said Lot 22 of Block 2, Section 65 to the southeasterly corner of said Lot 22 which is in the northerly line of Waring Road; thence in a generally southerly direction, crossing Waring Road, and along the easterly line of Lots 23 and 24 of Block 3, Section 65 to a point in the northerly line of Powder Mill Road; thence continuing in a southerly direction, crossing Powder Mill Road, to a point in the southerly line of Powder Mill Road; thence along the southerly line of Powder Mill Road in a southwesterly



direction to the most northerly corner of Lot 1, Block 4, Section 65; thence along the easterly line of said Lot 1 in a generally southerly direction to the southeasterly corner of said Lot 1, thence along the rear or southeasterly lines of Lots 1 and 2 of Block 4, Section 65 in a generally southwesterly direction to a point which is the most southerly corner of Lot 2, Block 4; thence along the southerly line of Lot 2, Block 4 in a generally westerly direction a distance of 130'± to the most westerly corner of said Lot 2 in the southeasterly line of Powder Mill Road; thence along the southeasterly line of Powder Mill Road in a generally southwesterly direction 1,000'± to the northeasterly line of Route 52, said point being the intersection of the southeasterly line of Powder Mill Road and the northeasterly line of New York State Route 52; thence crossing New York State Route 52 in a generally southwesterly direction 100'± to the intersection of the southerly line of Meadow Avenue with the southerly or southwesterly line of New York State Route 52, said point being in the front line of Lot 48, Block 3, Section 60; thence along the southerly line of Meadow Avenue in a westerly direction 170'± to a point, said point being the northeasterly corner of Lot 18, Block 3, Section 66; thence along the easterly line of Lots 18, 17, 16, 15, 14, 13 and 12 of Block 3, Section 66 in a generally southwesterly direction 790'± to a point, said point being the southeasterly corner of Lot 12, Block 3, Section 66; thence along the southerly line of Lots 12 and 11 of Block 3, Section 66 in a generally easterly direction 400'± to an angle point in the southerly line of Lot 11; thence along the westerly line of said Lot 11 in a generally northerly direction 60'± to a point near the southeast corner of Lot 7, Block 3, Section 66; thence along the southerly line of Lots 7 through 2, Block 3, Section 66 in an easterly direction 600'± to the southwest corner of Lot 2, Block 3, Section 66; thence along the westerly line of said Lot 2, Block 3, Section 66 in a generally northerly direction and continuing to the center line of Starrow Drive a distance of 200'±; thence along the center line of Starrow Drive in a westerly direction 120'± to a point, said point being on the extension of the westerly line of Lot 25, Block 2, Section 66; thence in a northerly direction and along the westerly line of said Lot 25, Block 2, Section 66 200'± to the northwest corner of said Lot 25; thence in a westerly direction along a portion of the southerly line of Lot 2, Block 2, Section 66 in a generally westerly direction 50'± to the southwest corner of said Lot 2, Block 2, Section 66; thence in a northerly direction along the westerly line of said Lot 2, Block 2, Section 66 and continuing to the center line of Meadow Avenue a distance of 200'±; thence



along the center line of Meadow Avenue in an easterly direction along the fronts of Lots 2, 3, 4 and a portion of Lot 5, Block 2, Section 66 a distance of 300'± to a point on the extension of the westerly line of Lot 1, Block 1, Section 66; thence in a northerly direction along the westerly line of said Lot 1, Block 1, Section 66 a distance of 200'± to the northwest corner of said Lot 1, Block 1, Section 66; thence along the northerly line of Lots 1 through 6, Block 1, Section 66 in an easterly direction 600'± to the northeast corner of said Lot 6, Block 1, Section 66; thence along the easterly line of said Lot 6, Block 1, Section 66 in a southerly direction a distance of 180'± to the southeast corner of said Lot 6 in the northerly line of Meadow Avenue; thence along the northerly line of Meadow Avenue in an easterly direction 950'± to the intersection of the northerly line of Meadow Avenue with the southerly or southwesterly line of New York State Route 52; thence crossing New York State Route 52 in a generally easterly direction a distance of 80'± to the intersection of the northeasterly line of New York State Route 52 with the northwesterly line of Powder Mill Road; thence along the northwesterly line of Powder Mill Road in a northeasterly direction a distance of 120'± to the point of beginning, said point of beginning being the most southerly corner of Lot 14, Block 6, Section 65 of the Town of Newburgh Assessment Maps.

Containing 120± acres.

AWE/DU

sherwood/DE25

**TOWN OF NEWBURGH**  
**CROSSROADS CONSOLIDATED SEWER DISTRICT**

**BOUNDARY DESCRIPTIONS**

Schedule A.3.3 – Former Crossroads Sewer District – Extension No. 1:

Orange Lake East

APPENDIX A -- Boundary Description  
Orange Lake East Area



**EUSTANCE & HOROWITZ, P.C.**

CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS

March 21, 1989  
Revised January 8, 1990

**DESCRIPTION FOR:  
ORANGE LAKE SEWER DISTRICT  
NORTH OF NEW YORK STATE ROUTE 52  
TOWN OF NEWBURGH**

All that certain lot, piece or parcel of land situate in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

Beginning at the intersection of Lakeside Road with Old South Plank Road and with New York State Highway 52; thence from said point of beginning in a generally westerly direction along the center line of New York State Route 52 a distance of 1,800'± to a point opposite the southwest corner of Lot 13, Block 1, Section 52; thence in a generally northerly direction, crossing half of New York State Route 52 and following along the westerly line of Lots 13 through 1 of Block 1, Section 52 along the shoreline of Orange Lake, to a point which is the northwest corner of said Lot 1 of Block 1, Section 52; thence continuing along the shoreline of Orange Lake in a generally northerly direction along the westerly line of Lots 26, 25, 24, 22, 21, 20, 18, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6 and a portion of Lot 1 all in Block 1, Section 51 to a point which is the most northerly corner of said Lot 1; thence continuing along the shoreline of Orange Lake, but now in a southeasterly direction, along a portion of the easterly line of Lot 1 and all of Lots 2, 3, 4 and 5 to a point which is the most easterly corner of said Lot 5; thence continuing along the shoreline of Orange Lake, crossing a right-of-way and following along the easterly line of Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 5, Section 51 to an angle point in said Lot 8; thence along a portion of the line of Lot 8 in a generally easterly direction 100'± to another angle point in said Lot 8, said point being the most westerly corner of Lot 9.1 of Block 5, Section 51; thence continuing along the shoreline of Orange Lake in generally northerly and northeasterly directions along the line of Lots 9.1, 9.2, 24, 25, 26, 27, 28, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48 and 49, all of Block 5, Section 51; thence continuing along the shoreline of Orange Lake in a generally northerly direction, crossing a drive and along the rear of Lots 6 through 1 of Block 7, Section 51 to the most northerly corner of said Lot 1;

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thence continuing along the shoreline of Orange Lake in a generally northerly direction and along the westerly line of Lots 26.2 through 2, all located on the westerly side of Lakeside Road in Block 1, Section 50 of Town of Newburgh Assessment Maps, said point being the northwesterly corner of said Lot 2, said point also being the southwesterly corner of Lot 59.1, Block 1, Section 47; thence continuing along the shoreline of Orange Lake, along the rear or westerly line of said Lot 59.1, Block 47, and the rear or westerly line of Lots 26, 24, 23, 22, 21, 20.1, 20.21, 20.22, 19, 18, 17, 16, 15, 14, 13, 12.1, 10.2, 8, 7, 5, 4, 3, 2 and 1, all in Block 1, Section 33 of the Newburgh Assessment Maps to a point, said point being the northwesterly corner of said Lot 1, Block 1, Section 33, said point also being the southwest corner of Lot 15, Block 1, Section 28; thence continuing along the shoreline of Orange Lake along the westerly line of Lots 15 and 14.1 to a point which is the northwesterly corner of said Lot 14.1, Block 1, Section 28; thence along the northerly line of said Lot 14.1 and crossing Lakeside Road and continuing along the line of Lot 14.1, Block 1, Section 28 to the northeasterly corner of said Lot 14.1; thence in a generally southerly direction along the rear or easterly line of Lots 14.1, 18 and 20.2 in a generally southerly direction to the southeast corner of Lots 20.2, Block 1, Section 28, said point also being the northeasterly corner of Lot 8, Block 4 of Section 28; thence along the rear or easterly line of Lots 8 and 7 of Block 4, Section 28 to the southeasterly corner of said Lot 7; thence in a generally westerly direction along the southerly line of Lots 7, 6, 5, 4 and 3, all of Block 4, Section 28 a distance of  $\pm 450'$  to a point, said point being the northeasterly corner of Lot 98, Block 1, Section 47; thence along the easterly line of said Lot 98 and a portion of the southerly line of said Lot 98 to a point which is the northeasterly corner of Lot 28, Block 1, Section 50; thence in a generally southerly direction along the easterly line of Lots 28, 29, 30, 31, 32, 34, 37, 41, 43 and a portion of Lot 50, Section 50, said point being in the easterly line of said Lot 50,  $140' \pm$  southerly of the northeast corner of said Lot 50; thence through Lot 50 in a westerly direction  $250' \pm$  to the northeast corner of Lot 46, Block 1, Section 50; thence along the rear or easterly line of Lots 46, 47, 48, 49, 52 and 51 in a generally southerly direction to the southeasterly corner of said Lot 51, Block 1, Section 50; thence along a portion of the southwesterly line of said Lot 51 in a generally northwesterly direction to the most easterly corner of Lot 4.223 of Block 9, Section 51; thence along a portion of the southerly line of said Lot 4.223 in a generally southerly direction to a point, said point being approximately ten feet (10') north of the northeasterly corner of Lot 98, Block 1, Section 47; thence crossing Lot 99, Block 1, Section 47 in a southerly direction to the southeasterly corner of Lot 98, Block 1, Section 47; thence along the



westerly direction 119.4' to an angle point in the southerly line of said Lot 4.223, said point also being the southeasterly corner of Lot 1, Block 9, Section 51; thence along the rear or easterly line of Lots 2, 3, 4.1, 4.23 and 5 of Block 9, Section 51 to the northerly line of Gardnertown Road at the southeast corner of said Lot 5; thence crossing Gardnertown Road in a generally southerly direction 50'± to the northeast corner of Lot 1, Block 10, Section 51, known as the Orange Lake School lot; thence along the easterly line of said school lot in a generally southerly direction and continuing in a southerly direction a total distance of 420'± to a point in the northerly line of Lot 11, Block 10, Section 51 known as the Don Leghorn Fire Engine Company of Orange Lake, Inc. Lot; thence along the northerly line of said Fire Company Lot in an easterly direction 595'± to the northeast corner of said lot; thence along the easterly line of said Fire Company Lot in a southerly direction and continuing to the center line of New York State Route 52, a distance of 207'±; thence along the center line of Route 52 in a generally westerly direction 915'± to the point of beginning.

Containing 200± acres.

AWE/DU

orangelk/DE25

**TOWN OF NEWBURGH**  
**CROSSROADS CONSOLIDATED SEWER DISTRICT**

**BOUNDARY DESCRIPTIONS**

Schedule A.3.4 – Former Crossroads Sewer District – Extension No. 1:

Newburgh Gardens



APPENDIX A -- Boundary Description  
Newburgh Gardens and Pinebrook Estates Area

DESCRIPTION

CROSSROADS SEWER DISTRICT EXTENSION

NEWBURGH GARDENS & PINE BROOK ESTATE AREAS

All that certain, plot, piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, and State of New York and more particularly bounded and described as follows:

"BEGINNING at a point of intersection of the northerly right-of-way line of South Plank Road and the Town of Newburgh - City of Newburgh boundary, said point being the southeasterly most corner of Tax Map Section 72, thence along the aforementioned Town-City boundary the following five (5) courses: (1) N 73°-33'± W 244'±; (2) N 72°-06'± W 164'±; (3) N 68°-07'± W 166'±; (4) N 58°-02'± W 148'±; and (5) N 46°-06'± W 97'± to a point, said point being the intersection of the aforementioned Town-City boundary with the easterly right-of-way line of Pierpoint Avenue; thence continuing along the aforementioned Town-City boundary S 20°-19'± W 362'± to a point, said point being the southeasterly property corner of Tax Map Section 72, Block 13, Lot 16; thence along the southerly boundary of Tax Map Section 72, Block 13 W 44°-19'± W 1380'± to a point, said point being the southwesterly corner of Tax Map Section 72, Block 13, Lot 1; thence along the westerly boundary of said

Tax Map Section 72, N 45°-59'± E 267'± to the southerly right-of-way line of Brookside Farm Road; thence along the said right-of-way line N 43°-01'± E 249'± to a point, said point lying on the northerly right-of-way line of South Plank Road; thence along the said right-of-way line of South Plank Road the following three (3) courses: (1) N 15°-51'± W 95'± ; (2) N 11°-13'± W 509'±; and (3) N 22°-00'± W 236'± to a point, said point being the southeasterly most corner of Tax Map Section 71, Block 2, Lot 12; thence along the easterly boundary of Tax Map Section 71, Block 2, Lot 12 N 14°-17'± E 306'± to a point, said point being the northeasterly corner of Tax Map Section 71, Block 2, Lot 12; thence continuing along the northerly boundary of said Tax Map Section 71, Block 2, Lot 12 N 63°-40'± W 67'± to a point, said point being the northwesterly corner of said Tax Map Section 71, Block 2, Lot 12; thence continuing along the easterly boundary of Tax Map Section 71, Block 2, Lot 14 N 14°-24'± E 336'± to a point, said point being the northeasterly corner of Tax Map Section 71, Block 2, Lot 14; thence continuing along the northerly boundary of said Tax Map Section 71, Block 2, Lot 14 N 87°-34'± W 179'± to a point, said point being the northwesterly most corner of said Tax Map Section 71, Block 2, Lot 14; thence continuing through Tax Maps: Section 71, Block 2, Section 70, Block 1, and Section 69, Block 4 N 4°-45'± E 2,740'± to a point, said point being the northwesterly corner of Tax Map Section 69, Block 4, Lot 6; thence continuing along the northerly

boundary of said Tax Map Section 69, Block 4, Lot 6 S 22°-49'+ E 342'+ to a point, said point being the northwesterly most corner of the Tax Map Section 69, Block 4, Lot 5; thence continuing along the westerly boundary of said Tax Map Section 69, Block 4, Lot 5 S 10°-15'± W 54'+ to a point, said point being the southeasterly most corner of said Tax Map Section 69, Block 4, Lot 5; thence continuing along the northerly boundary of Tax Map Section 69, Block 4, Lot 6 S 85°-09'+ E 118'+ to a point, said point being the intersection of the northeasterly boundary of said Tax Map Section 69, Block 4, Lot 6 and the westerly right-of-way line of Fifth Avenue; thence continuing across Fifth Avenue S 30°-10'+ E 82'+ to a point, said point being the intersection of the easterly right-of-way line of Fifth Avenue and the northerly boundary of Tax Map Section 69, Block 5, Lot 8; thence continuing through Tax Map Section 69, Block 5 S 57°-34'+ E 464'+ to a point, said point lying on the westerly boundary of Tax Map Section 75, said point also being the northeasterly most corner of Tax Map Section 69, Block 5, Lot 7; thence continuing along the westerly boundary of said Tax Map Section 75 the following eight (8) courses: (1) S 17°-10'+ E 21'+; (2) S 53°-21'+ E, 13'+; (3) S 05°-11'+ W 36'+; (4) S 58°-36'+ E 14'+; (5) S 05°-35'+ W 29'+; (6) S 43°-21'+ E 19'+; (7) S 37°-56'+ W 22'+; and (8) S 00°-29'+ E 805'+; to a point, said point being the southeasterly most corner of Tax Map Section 70, Block 3, Lot 6; thence continuing along the northerly

boundary of Tax Map Section 73 the following twelve (12) courses: (1) S 85°-45'± E 180'±; (2) N 03°-09'± E 185'±; (3) N 54°-27'± E 54'±; (4) S 44°-00'± E 110'±; (5) S 16°-15'± W 287'±; (6) S 29°-43'± E 338'±; (7) S 89°-33'± E 53'±; (8) N 64°-08'± E 165'±; (9) N 53°-20'± E 815'±; (10) S 68°-41'± E 513'±; (11) S 65°-06'± E 248'±; and (12) S 77°-00'± E 362'± to a point, said point being the southwesterly most corner of Tax Map Section 75, Block 1, Lot 20; thence continuing along the boundary of Tax Map Section 75, Block 1, Lot 21 the following seven (7) courses: (1) N 22°-01'± E 179'±; (2) S 71°-37'± E 229'±; (3) N 33°-56'± E 110'±; (4) S 48°-40'± E 116'±; (5) N 44°-41'± E 109'±; (6) N 25°-40'± E 214'±; and (7) N 19°-21'± E 382'± to a point, said point being the northeasterly most corner of Tax Map Section 75, Block 1, Lot 21, said point also being the intersection of the southerly right-of-way line of Gardnertown Road and the westerly right-of-way line of Creek Run Road; thence crossing Gardnertown Road N 54°-16'± E 225'± to a point lying on the northerly right-of-way line of Gardnertown Road; thence along said right-of-way line S 76°-19'± E 190'± to a point, said point being the southwesterly most point of Tax Map Section 75, Block 1, Lot 5; thence continuing along the westerly boundary of said Tax Map Section 75, Block 1, Lot 5 N 02°-46'± E 290'± to a point, said point being the northwesterly corner of said Tax Map Section 75, Block 1, Lot 5, said point also lying on the boundary of the existing Gidneytown Sewer District as

extended November 1960; thence continuing along the boundary of said existing sewer district the following nine (9) courses: (1) S 73°-22'± E 244.5'±; (2) S 21°-44'± W 130'±; (3) N 54°-46'± E 560'± along the approximate centerline of Gardnertown Road; (4) S 48°-03'± E 765'± along the southerly right-of-way line of New York State Rt. 32; (5) S 59°-49'± E 58'± along said right-of-way line of New York State Rt. 32; (6) S 16°-58'± E 274'±; (7) S 23°-58'± W 598'±; (8) S 13°-25'± W 32'±; and (9) S 00°-06'± W 440'± along the easterly right-of-way line of Gidney Avenue to a point, said point being the southwesterly most corner of Tax Map Section 75, Block 1, Lot 11; thence continuing through said Tax Map Section 75, Block 1, along the southerly boundary of the Coplan, Lascher, and Mazzola subdivision and the southwesterly boundary of Tax Map Section 75, Block 1, Lot 19.2 the following ten (10) courses: (1) S 65°-32'± W 404'±; (2) N 61°-45'± W 275'±; (3) N 66°-13'± W 188'±; (4) N 62°-12'± W 173'±; (5) N 50°-12'± W 243'±; (6) N 31°-28'± W 262'±; (7) N 12°-29'± W 210'±; (8) N 06°-19'± E 175'±; (9) N 11°-48'± E 238'±; and (10) N 11°-03'± E 233'± to a point, said point lying on the easterly right-of-way line of Creek Run Road; thence continuing along said easterly right-of-way of Creek Run Road the following five (5) courses: (1) S 55°-53'± W 84'±; (2) S 18°-15'± W 330'±; (3) S 26°-14'± W 307'±; (4) S 38°-54'± W 310'±; and (5) S 44°-46'± W 75'± to a point, said point being the northerly most corner of Tax Map Section 75, Block 1, Lot 19.3; thence continuing

along the easterly boundary of Tax Map Section 75, Block 1, Lots 19.3 and 28 S 32°-35'± W 202'± to a point, said point lying on the Town of Newburgh - City of Newburgh boundary; thence continuing along the aforementioned Town-City boundary, said boundary following more or less the center of Gidneytown Creek, the following thirty two (32) courses:

(1) S 26°-34'± W 311'±; (2) S 39°-57'± W 774'±; (3) N 40°-10'± W 24'±; (4) S 36°-37'± W 554'±; (5) S 46°-28'± W 224'±; (6) S 03°-27'± W 335'±; (7) S 72°-01'± W 348'±; (8) S 27°-52'± W 228'±; (9) S 39°-38'± W 126'±; (10) S 36°-48'± W 159'±; (11) S 05°-56'± W 173'±; (12) S 43°-21'± E 62'±; (13) S 01°-25'± E 96'±; (14) S 33°-27'± W 47'±; (15) S 01°-23'± E 85'±; (16) S 39°-03'± E 29'±; (17) S 08°-41'± E 43'±; (18) S 41°-46'± W 44'±; (19) S 29°-37'± W 17'±; (20) S 13°-00'± W 73'±; (21) S 04°-34'± E 23'±; (22) S 40°-56'± W 36'±; (23) S 47°-29'± W 40'±; (24) S 73°-30'± W 51'±; (25) S 05°-00'± W 36'±; (26) S 07°-52'± W 25'±; (27) S 03°-07'± E 31'±; (28) S 11°-18'± W 61'±; (29) S 03°-21'± W 68'±; (30) S 23°-04'± E 36'±; (31) S 50°-46'± E 86'±; and (32) S 06°-29'± W 237'± to the point or place of beginning.

APPENDIX E -- Improvements Proposed  
Stewart Heights Area

8,250 linear feet of 8" PVC sewer pipe, 1,270 linear feet of 18" PVC sewer pipe, acquisition of an easement or other land or rights-in-land and other original equipment, machinery, apparatus and appurtenances necessary in connection therewith.

Sherwood Forest-DuPont Park Area

14,700 linear feet of 8" gravity sewer pipe, 1,400 linear feet of 18" trunk sewer pipe, 1 temporary pump station, 800 linear feet of 4" force main pipe, and other original equipment, machinery, apparatus and appurtenances necessary in connection therewith.

Orange Lake East Area

10,900 linear feet of 8" gravity sewer pipe, 3,200' of 2" to 4" pressure sewer pipe, 1,300 linear feet of 12" sewer pipe, 134 grinder pump stations, and other original equipment, machinery, apparatus and appurtenances necessary in connection therewith.

Newburch Gardens and Pinebrook Estates Area

33,500 linear feet of 8" PVC sewer pipe, 10,000 linear feet of 4" PVC sewer pipe, and other original equipment, machinery, apparatus and appurtenances necessary in connection therewith.



**TOWN OF NEWBURGH**  
**CROSSROADS CONSOLIDATED SEWER DISTRICT**

**BOUNDARY DESCRIPTIONS**

Schedule A.4 – Former Crossroads Sewer District –

Jehovah's Witness Circuit Assembly Hall Extension



**EUSTANCE & HOROWITZ, P.C.**

CONSULTING ENGINEERS ■ LAND PLANNERS ■ LAND SURVEYORS

EXHIBIT "A"

June 18, 2007

DESCRIPTION FOR:  
PORTION OF LANDS OF  
JEHOVAH'S WITNESSES CIRCUIT ASSEMBLY HALL, INC.  
TO BE ANNEXED TO CROSSROADS SEWER DISTRICT  
TOWN OF NEWBURGH

All that certain lot, piece or parcel of land situate in the Town of Newburgh, County of Orange, State of New York and being more accurately bounded and described as follows:

Beginning on the easterly line of Unity Place, a Town road, said point of beginning being in the southerly line of the existing Crossroads Sewer District; thence from said point of beginning and along the existing southerly line of the Crossroads Sewer District, passing through lands of Jehovah's Witnesses Circuit Assembly Hall, Inc., North  $88^{\circ}13'54''$  East 107.15' to a point; thence continuing along said line, North  $85^{\circ}20'04''$  East 244.45' to the southwesterly corner of lands N/F of Barry (T.M. 100-4-1); thence along the line of lands of Barry and further continuing along the line of lands N/F of Saint Michaels Greek Orthodox Church and further continuing along the line of lands N/F of Favata, South  $60^{\circ}36'48''$  East 245.63' to a point; thence continuing along the line of lands of Favata and continuing along the line of lands N/F of Muldanado, as marked by a stone wall; South  $69^{\circ}43'48''$  East 90.60' to a point; thence continuing along the line of lands of Muldanado, and along the line of several lots fronting on a road known as Lake View Drive, South  $12^{\circ}07'42''$  West 911.60' to the northeasterly corner of lands N/F of Mark S. and Ruth N. Tighe (T.M. 97-2-16.1); thence along the line of said parcel and further continuing along the line of lands N/F of Boulder Holding Corp. (T.M. 97-2-18), North  $70^{\circ}22'21''$  West 450.67'; thence continuing along the line of other lands of Boulder Holding Corp. (T.M. 97-2-17), North  $70^{\circ}09'55''$  West 175.12' to the easterly line of Unity Place; thence along the easterly line of said road on the remaining courses and distances: North  $14^{\circ}09'05''$  East 632.43' to a point of curvature; thence on a curve to the left having a radius of 275.00', an arc distance of 201.84' to the point of beginning.

Containing 12.789 ± acres.  
KSC/je

010503 jw lands convey to crsd



direction along the westerly property line of said Lot 1 and Lot 4.1 a distance of 85.3± ft. to the northwesterly corner of said Lot 4.1; thence in an easterly direction along the northerly property line of said Lot 4.1 a distance of 101.6± ft. to the northerly corner of said Lot 4.1; thence in a southeasterly direction along the northerly property line of said Lot 4.1 and Lot 6.1 a distance of 362± ft. to the northerly corner of said Lot 6.1; thence in an easterly direction along the northerly property line of said Lot 6.1 a distance of 40.1± ft. to the northeasterly corner of said Lot 6.1; thence in a southerly direction along the easterly property line of said Lot 6.1 a distance of 43± ft. to the southeasterly corner of said Lot 6.1; thence in a westerly direction along the southerly property line of said Lot 6.1 a distance of 87.5± ft. to a point on the southerly property line of said Lot 6.1, said point being the northeasterly corner of Lot 9; thence in a southerly direction along the westerly property line of said Lot 9 across Stone Street a distance of 154± ft. to the southerly right-of-way line of said Stone Street, said point being the northwesterly corner of tax map Section 84 Block 4 Lot 1; thence in a northeasterly direction along the southerly right-of-way line of said Stone Street and the northerly property line of said Lot 1 a distance of 48.8± ft. to the northeasterly corner of said Lot 1; thence in a southerly direction along the easterly property line of said Lot 1 a distance of 98± ft. to the southeasterly corner of said Lot 1, said point being on the northerly property line of Lot 29; thence in a westerly direction along the northerly property line of said Lot 29 a distance of 67.9± ft. to the northeasterly corner of said Lot 29; thence in a southerly direction along the easterly property line of said Lot 29 and Lots 28 and 26 a distance of 211.9± ft. to the southeasterly corner of said Lot 26.

**TOWN OF NEWBURGH**  
**CROSSROADS CONSOLIDATED SEWER DISTRICT**

**BOUNDARY DESCRIPTIONS**

The Crossroads Consolidated Sewer District consists of the following:

1. Former Colden Park Sewer District (see Schedule A-1)
2. Former Crossroads Sewer District (see Schedule A-2)
3. Former Crossroads Sewer District – Extension No. 1
  - 3.1 Stewart Heights (see Schedule A.3.1)
  - 3.2 Sherwood Forest (see Schedule A.3.2)
  - 3.3 Orange Lake East (see Schedule A.3.3)
  - 3.4 Newburgh Gardens (see Schedule A.3.4)
4. Former Crossroads Sewer District –  
Jehovah's Witness Circuit Assembly Hall Extension  
(see Schedule A.4)
5. Former Crossroads Sewer District –  
West Stone Street Extension

Schedules A-1 through A-5 are attached and incorporated herein.

December, 2011

TOWN OF NEWBURGH  
CROSSROADS CONSOLIDATED SEWER DISTRICT

BOUNDARY DESCRIPTIONS

Schedule A.5 – Former Crossroads Sewer District –

West Stone Street Extension

**DISTRICT EXTENSION DESCRIPTION**  
**CROSSROADS SEWER DISTRICT EXTENSION**  
**WEST STONE STREET**

All that certain plot, piece, or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being bounded and described as follows:

BEGINNING at a point on the Town of Newburgh/City of Newburgh boundary line, said point being on the northerly right-of-way line of North Plank Road and at the southeasterly corner of the Town of Newburgh's tax map Section 84, Block 4 Lot 26 (1996); thence in a westerly direction along said North Plank Road right-of-way line a distance of 224.2± ft. to the southwesterly corner of tax map Section 84 Block 3 Lot 9; thence in a northerly direction along the westerly property line of said Lot 9 and Lots 9 and 7 a distance of 149.7± ft. to the northwesterly corner of said Lot 7, said point also being on the southerly property line of Lot 6; thence in a westerly direction along the southerly property line of said Lot 6 a distance of 50± ft. to the southwesterly corner of said Lot 6; thence in a northerly direction along the westerly property line of said Lot 6 a distance of 9.4± ft. to the southeasterly corner of Lot 4, said point also being on the westerly property line of said Lot 6; thence in a westerly direction along the southerly property line of said Lot 4 a distance of 50± ft. to the southwesterly corner of said Lot 4, said point also being on the easterly property line of Lot 3; thence in a southerly direction along the easterly property line of said Lot 3 a distance of 6.3± ft. to the southeasterly corner of said Lot 3; thence in a westerly direction along the southerly property line of said Lot 3 and Lot 2 a distance of 147.9± ft. to the southwesterly corner of said Lot 2, said point also being on the easterly property line of Lot 1; thence in a southerly direction along the easterly property line of said Lot 1 and Lot 15 a distance of 132.6± ft. to the southeasterly corner of said Lot 15, said point being on the northerly right-of-way line of said Plank Road; thence in a northwesterly direction along the northerly right-of-way line of said Plank Road and the southerly property line of said Lot 15 and the tax map Section 84, Block 2 Lot 1.1 a distance of 212± ft. to the southwesterly corner of said Lot 1.1, said point being on the northerly right-of-way of said Plank Road; thence in a northerly direction along the westerly property line of said Lot 1.1 a distance of 144± ft. to the northwesterly corner of said Lot 1.1, said point being on the southerly property line of Lot 1.2; thence in a northwesterly direction along the southerly property line of said Lot 1.2 a distance of 50± ft. to the southwesterly corner of said Lot 1.2; thence in a northerly direction along the westerly property line of said Lot 1.2 a distance of 50± ft. to the southwesterly corner of said Lot 1.2; thence in a northwesterly direction along the southerly property line of said Lot 1.2 a distance of 154.5± ft. to the southwesterly corner of said Lot 1.2; thence in a northwesterly direction along the westerly property line of said Lot 1.2 a distance of 67.5± ft. to the westerly corner of said Lot 1.2; thence in a northeasterly direction along the westerly property line of said Lot 1.2 a distance of 98.6± ft. to the northwesterly corner of said Lot 1.2; thence in a southeasterly direction along the northerly property line of said Lot 1.2 and across Stone Street a distance of 300± ft. to the westerly right-of-way line of said Stone Street and the westerly property line of tax map Section 84 Block 5 Lot 1; thence in a northerly

EXHIBIT "B"





EXHIBIT "C"



SUMMARY OF JOINT CONSOLIDATION AGREEMENT  
PROPOSED TO CONSOLIDATE  
THE CROSSROADS CONSOLIDATED SEWER DISTRICT  
OF THE TOWN OF NEWBURGH, NEW YORK  
AND  
THE WEST STONE STREET EXTENSION OF THE  
CROSSROADS CONSOLIDATED SEWER DISTRICT  
OF THE TOWN OF NEWBURGH, NEW YORK  
PURSUANT TO ARTICLE 17-A  
OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK

It is proposed as of June 1, 2012, to consolidate the Crossroads Consolidated Sewer District and the West Stone Street Extension of the Crossroads Consolidated Sewer District within the Town of Newburgh, Orange County, pursuant to Article 17A, Title 2 of the General Municipal Law of the State of New York.

The purpose of the consolidation is to combine the two government entities which provide sewer service to areas of the Town of Newburgh by absorption of the West Stone Street Extension into the Crossroads Consolidated Sewer District. Consolidation of the two government entities will make capital charges and operation and maintenance charges for sewer service uniform throughout the Crossroads Consolidated Sewer District.

It is anticipated the two government entities will function as one sewer district. The services will continue to be rendered by Town of Newburgh personnel.

The proposed Consolidation Agreement is on file in the Town of Newburgh Town Clerk's Office at 1496 Route 300, Newburgh, New York. A copy of the proposed Joint Consolidation Agreement and this summary are displayed upon and available for public inspection at the Newburgh Town Clerk's Bulletin Board in the Newburgh Town Hall, 1496 Route 300, Newburgh, New York, 12550, at 173 South Plank Road (NYS Route 52), Newburgh, New York 12550 and at 16 Plank Road, Newburgh, New York and upon the Town of Newburgh web site, [townofnewburgh.org](http://townofnewburgh.org).

A Public Hearing on the Consolidation shall be held at the Town Hall, of the Town of Newburgh, 1496 Route 300, Newburgh, New York on such date and at such time as shall be directed by the Town Board of the Town of Newburgh. All parties interested in the matter shall have an opportunity to be heard at such public hearing in support of, or opposition to the proposed consolidation and to address questions to the Town Board.



# DRAFT

At a meeting of the Town Board of the Town of Newburgh held at the Town Hall, 1496 Route 300, in the Town of Newburgh, Orange County, New York, on the 29th day of February, 2012 at 7:00 o'clock p.m.

## PRESENT:

Wayne C. Booth, Supervisor

George Woolsey, Councilman

Gilbert J. Piaquadio, Councilman

Elizabeth J. Greene, Councilwoman

Ernest C. Bello, Jr., Councilman

A RESOLUTION ENDORSING THE DRAFT JOINT CONSOLIDATION AGREEMENT BETWEEN THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK AND THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK PURSUANT TO ARTICLE 17-A OF THE GENERAL MUNICIPAL LAW

Councilman/woman \_\_\_\_\_ presented the following resolution which was seconded by Councilman/woman \_\_\_\_\_.

**WHEREAS**, the Crossroads Consolidated Sewer District was duly formed and from time to time extended and consolidated in accordance with New York State Town Law, and

**WHEREAS**, the West Stone Street Extension of the Crossroads Consolidated Sewer District is being duly formed in accordance with New York State Town Law, and

**WHEREAS**, the purposes of the Crossroads Consolidated Sewer District and the West Stone Street Extension of the Crossroads Consolidated Sewer District are to provide sanitary sewer facilities and service in order to prevent contamination of water supplies and provide for the health, welfare and safety of the residents of the Town of Newburgh by collecting, transporting and treating wastewater from the community's neighborhoods and business districts, and

**WHEREAS**, New York State General Municipal Law Article 17-A, Section 751 provides that two or more local governmental entities may be consolidated into a single local governmental entity if together the consolidated local government entity forms a local government entity of a kind or class that is authorized under the laws of the State of New York, and

**WHEREAS**, the Town Board of the Town of Newburgh, as the governing body of the Crossroads Consolidated Sewer District and the West Stone Street Extension of the Crossroads Consolidated Sewer District has the overall authority for managing the operation, maintenance and finances of each sanitary sewer district serving the Town, and

**WHEREAS**, the Town Board of the Town of Newburgh authorized the preparation of a map, plan and report for the establishment of the West Stone Street Extension of the Crossroads Consolidated Sewer District and the Report contemplates and recommends the consolidation of the District and Extension so that the District extension costs, as well as the existing District debt, are to be paid for the by the entire Sewer District as extended; and

**WHEREAS**, New York State General Municipal Law Article 17-A, Section 751 requires the governing bodies of two or more local government entities, by joint resolution, to endorse a proposed Joint Consolidation Agreement for the purposes of commencing consolidation proceedings.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Newburgh, acting as the governing body of the Crossroads Consolidated Sewer District and the West Stone Street Extension of the Crossroads Consolidated Sewer District, hereby endorses the **DRAFT JOINT CONSOLIDATION AGREEMENT BETWEEN THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK AND THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK PURSUANT TO ARTICLE 17-A OF THE GENERAL MUNICIPAL LAW** attached hereto and made part of this resolution, and

**BE IT FURTHER RESOLVED**, that the Town Board directs the Town Clerk to display copies of a Descriptive Summary and Draft Consolidation Agreement in readily accessible places within each existing district; post copies of both documents on the Town's Website; and ensure publication of the Descriptive Summary in the official newspapers of the Town of Newburgh for the next four consecutive weeks; and

**BE IT FURTHER RESOLVED**, that the foregoing resolutions shall take effect immediately.

The foregoing resolution was duly put to a vote on roll call which resulted as follows:

George Woolsey, Councilman \_\_\_\_\_ voting \_\_\_\_\_

Gilbert J. Piaquadio, Councilman voting \_\_\_\_\_

Elizabeth J. Greene, Councilwoman voting \_\_\_\_\_

Ernest C. Bello, Jr., Councilman voting \_\_\_\_\_

Wayne C. Booth, Supervisor \_\_\_\_\_ voting \_\_\_\_\_

The resolution was thereupon declared duly adopted.





# DRAFT

At a meeting of the Town Board of the Town of Newburgh held at the Town Hall, 1496 Route 300, in the Town of Newburgh, Orange County, New York, on the 29th day of February, 2012 at 7:00 o'clock p.m.

PRESENT:

Wayne C. Booth, Supervisor

George Woolsey, Councilman

Gilbert J. Piaquadio, Councilman

Elizabeth J. Greene, Councilwoman

Ernest C. Bello, Jr., Councilman

ORDER OF TOWN BOARD SETTING PUBLIC HEARING IN THE MATTER OF THE DRAFT JOINT CONSOLIDATION AGREEMENT BETWEEN THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK AND THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK PURSUANT TO ARTICLE 17-A OF THE GENERAL MUNICIPAL LAW

Councilman/woman \_\_\_\_\_ presented the following order which was seconded by Councilman/woman \_\_\_\_\_.

**WHEREAS**, New York State General Municipal Law Article 17-A, Section 754 requires that the governing bodies of two or more local government entities to be consolidated shall set a time and place for one or more public hearings on a proposed Joint Consolidation Agreement; and

**WHEREAS**, the hearing or hearings shall be held no less than thirty-five days and no more than ninety days after commencement of consolidation proceedings pursuant to Section 752 of Article 17-A; and

**WHEREAS**, the Town Board has heretofore commenced the consolidation proceedings between the Crossroads Consolidated Sewer District of the Town of Newburgh and the West Stone Street Extension of the Crossroads Consolidated Sewer District of the Town of Newburgh

by endorsing a DRAFT JOINT CONSOLIDATION AGREEMENT BETWEEN THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK AND THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK.

**NOW, THEREFORE, BE IT ORDERED,** by the Town Board of the Town of Newburgh, Orange County, New York, as follows:

Section 1. The Town Board of the Town of Newburgh shall hold a public hearing at the Town Hall at 1496 Route 300, Town of Newburgh, New York on the 7th day of April, 2012 at 7:00 o'clock, p.m., Prevailing Time in the matter of the DRAFT JOINT CONSOLIDATION AGREEMENT BETWEEN THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK AND THE WEST STONE STREET EXTENSION OF THE CROSSROADS CONSOLIDATED SEWER DISTRICT OF THE TOWN OF NEWBURGH, ORANGE COUNTY, NEW YORK PURSUANT TO ARTICLE 17-A OF THE GENERAL MUNICIPAL LAW and to hear all persons interested in the subject matter thereof concerning the same, and for such other action on the part of said Town Board as may be required by law or shall be proper in the premises.

Section 2. The Town Clerk is hereby authorized and directed to cause notice of the public hearing to be published once in The Mid-Hudson Times and The Sentinel, the official newspapers of said Town, the first publication thereof to be not less than ten (10) nor more than twenty (20) days before the day set herein for the hearing as aforesaid, and the Town Clerk shall also cause a copy of the notice of public hearing to be displayed on the website of the Town of Newburgh and to be posted on the signboard of the Town maintained pursuant to subdivision 6 of Section 30 of the Town Law not less than ten (10) nor more than twenty (20) days before the day set for the public hearing as aforesaid.

Section 3. This Order shall be entered in the minutes of the meeting and shall take effect

immediately.

The foregoing order was duly put to a vote on roll call which resulted as follows:

George Woolsey, Councilman voting \_\_\_\_\_

Gilbert J. Piaquadio, Councilman voting \_\_\_\_\_

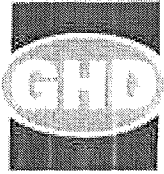
Elizabeth J. Greene, Councilwoman voting \_\_\_\_\_

Ernest C. Bello, Jr., Councilman voting \_\_\_\_\_

Wayne C. Booth, Supervisor voting \_\_\_\_\_

The resolution was thereupon declared duly adopted.





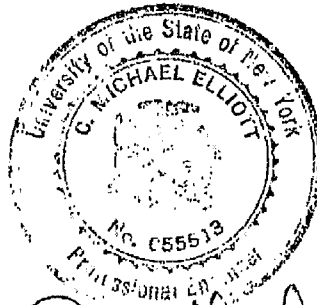
*Report*

Map, Plan and Report for  
West Stone Street Extension  
North Carpenter Avenue Area  
Town of Newburgh, New York

February 2011

MAP, PLAN AND REPORT FOR  
WEST STONE STREET EXTENSION  
NORTH CARPENTER AVENUE AREA  
TOWN OF NEWBURGH, NEW YORK

Prepared for  
TOWN OF NEWBURGH, NEW YORK



A handwritten signature in black ink, appearing to read "G. Michael Elliott", written over the bottom portion of the professional seal.

Prepared by  
GHD CONSULTING ENGINEERS, LLC  
One Remington Park Drive  
Cazenovia, NY 13035

February 2011

Project No. 8614462

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- 1 Tax Parcels Included in Proposed Sewer District Extensions
- 2 Collection System Opinion of Project Cost
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### Figure No.

- 1 Extension Area – Benefit Units (in pocket)

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### Appendix

- 1 Sanitary Sewer Extension Plan and Profile
- 2 District Extension Description

**MAP, PLAN AND REPORT FOR  
WEST STONE STREET EXTENSION  
NORTH CARPENTER AVENUE AREA  
TOWN OF NEWBURGH, NEW YORK**

**SECTION 1 – INTRODUCTION**

The North Carpenter Avenue/West Stone Street area is currently served by individual septic systems. There has been a history of failing septic systems that have resulted in the discharge of untreated sewage into the stormwater collection system and ultimately surface discharge. The Orange County Health Department has, where possible, taken action to require homeowners to upgrade or replace failed systems, but at least one multi-family dwelling remains abandoned due to a lack of adequate sanitary disposal. Further septic system failures will be difficult to address due to soil conditions and lot size limitations.

A practicable solution to this issue is the construction of a municipal sewage collection system connecting to a municipal treatment facility. GHD Consulting Engineers, LLC was retained by the Town of Newburgh to prepare this Map, Plan and Report for extending the Crossroads Sewer District to provide municipal sewer service to the area. Implementation of this project is proposed as a Supplemental Environmental Project undertaken as part of Federal Consent Decree 08 Civ. 5902.

**SECTION 2 – BENEFIT AREA**

It is proposed to create an extension of the Crossroads Consolidated Sewer District to provide sewage collection, treatment, and disposal to this service area and consolidate the extension with the District pursuant to an agreement which provides that the costs are borne by the Crossroads Consolidated Sewer District. The limits of the proposed Sewer District extension are shown on Figure 1 (based on the Orange County, NY Tax Parcel Maps, Section [Sheet] No. 84 for tax year 2010). The area that will benefit from this project is that portion of the Town located on both sides of Stone Street west of North Carpenter Avenue and along both sides of North Carpenter Avenue north of Plank Road. This area includes 24 properties consisting of 14 single-family residential parcels, 5 multi-family residential parcels, 2 vacant lots, and 3 commercial parcels. A list of the specific tax parcels included in this proposed Sewer District extension, the current property owner of record, and the proposed benefit unit assessment are given in Table 1.



### **SECTION 3 – PROPOSED FACILITIES**

Providing sewer service to the benefit area will require the construction of a gravity sewer collection system that will discharge into the City of Newburgh's existing gravity system and pump station. The proposed collection system, as shown on the Sanitary Sewer Extension Plan and Profile in Appendix 1, will discharge to an existing City of Newburgh manhole located on Plank Road flowing to the City's Crescent Avenue Sewage Pump Station and ultimately to the City's wastewater treatment plant. The proposed collection system, consisting of approximately 1,200 linear feet of 8-inch diameter gravity sewer pipe, 8 manholes, and 24 sewer service lateral stubs will be located within existing Town roads and/or rights-of-way.

Utilization of the City's sewage collection system and pump station as well as the treatment of the waste generated in the benefit area is in accordance with the City/Town Intermunicipal Agreement dated May 2004. Wastewater collected by this project is not anticipated to exceed the capacity of the City's collection system or treatment capability. However, the City of Newburgh's Crescent Avenue Pump Station will require replacement or rehabilitation in order to serve this project. The City and Town have agreed to share the cost of these pump station improvements on a proportional basis.

### **SECTION 4 – OPINION OF COST**

The opinion of costs for the installation of the proposed collection system which will serve the properties within the benefit area is presented in Table 2. Based on construction in the year 2011, our opinion of project cost is \$420,000 for the collection system, not including the pump station replacement.

The opinion of cost for the Crescent Avenue Pump Station (80 gallons per minute) presented in Table 3 is based on full replacement of the station on the existing property with construction in the year 2011. The opinion of project cost is \$210,000. Utilization of any of the existing structure (wet well) will be evaluated during design and may result in lower construction costs.

## SECTION 5 – PROJECT FINANCING

### 5.1 BOND COST ESTIMATE

For the purposes of analysis in this Map, Plan and Report, it is proposed to finance this project through the Town's issuance of serial bonds or similar municipal funding sources, plus the City financing one half of the cost of the pump station. The bonding costs, as calculated herein, are based on 20-year bonds at an annual interest rate of 5 percent. New York State laws allow the minimum principal payment to be set at 80 percent of the average principal repayment amount. Based on this criteria, the Sewer District's highest year bond redemption charges for this project are projected as follows:

Total cost .....	\$525,000
Bonding time .....	20 years
Interest rate .....	5 percent

Approximate highest year debt service charge:

Principal:	$\$525,000 \div 20 \times 0.8 =$	\$21,000
Interest charge:	$\$525,000 \times 0.05 =$	<u>\$26,250</u>
Total debt service charge:		\$47,250

### 5.2 ESTIMATED SEWER SERVICE CHARGES

The repayment of the bond indebtedness of the Crossroads Sewer District is based on a "benefit unit" basis. The District extension costs, as well as the existing District debt, would be paid for by the entire Sewer District as extended. The benefit unit portion of this structure provides the payment based on the amount of benefit received by the District facilities. Benefit units are assessed to each property based on the land area and current use. The total number of benefit units for the Crossroads Sewer District, as extended by this project, is anticipated to be  $\pm 299,190$  at the time of bond payment, with a typical single-family residence being assessed 50 units. The projected annual sewer charge has therefore been developed as follows:

A. **Extension Charges.** Based on the projected debt service charge of \$47,250 associated with this project, the annual sewer charge is:

$$\text{User/Charge/Benefit Unit: } \frac{\$47,250}{299,190} = \$0.158/\text{Benefit Unit}$$

$$\text{User Charge/Household} = \$0.158 \times 50 = \$7.90$$

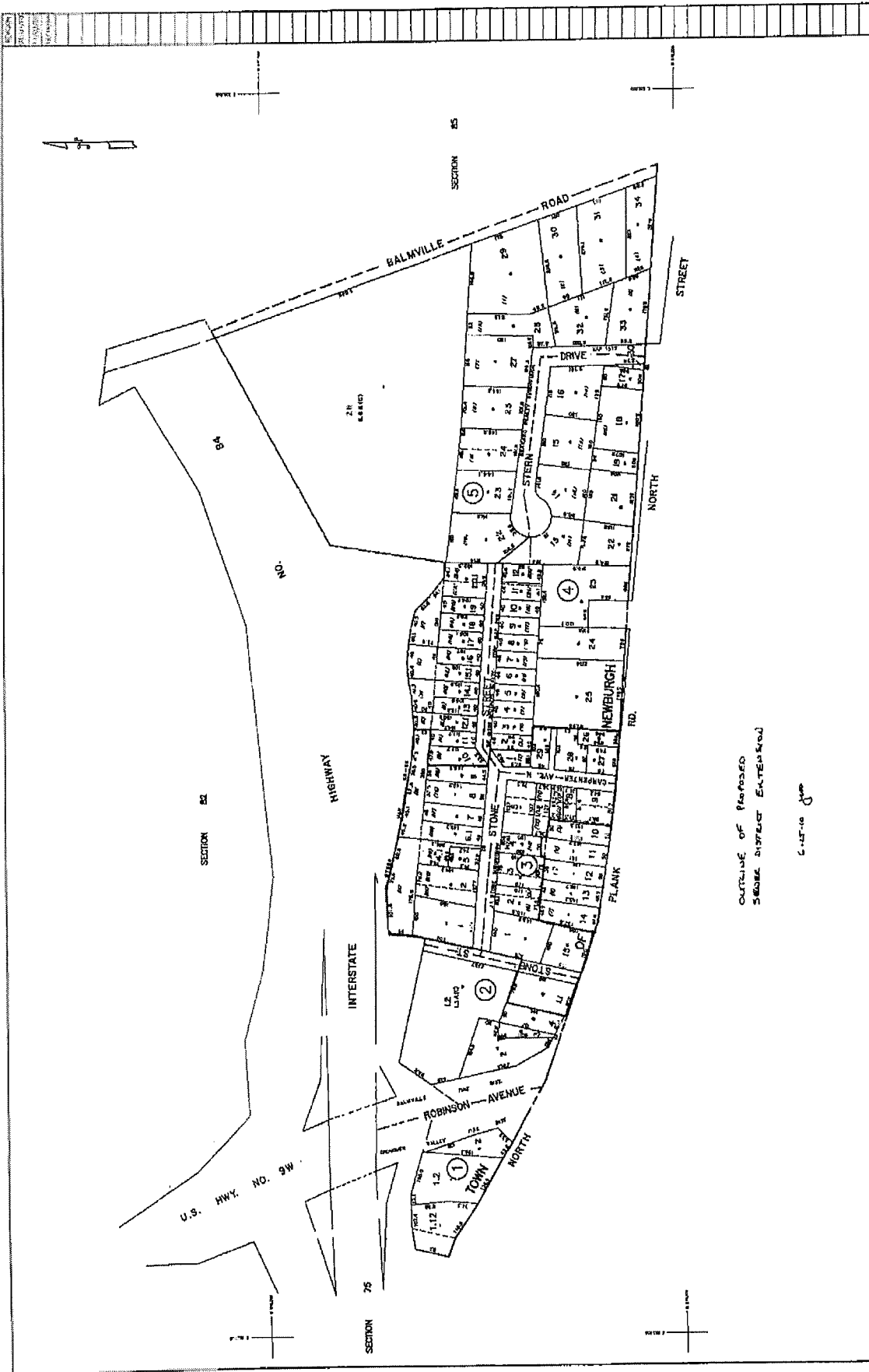
**B. Existing District Authorized Bonding.** The current annual charge to a single-family residence in the Sewer District for 2011 is \$134.

**C. Operation and Maintenance Charge.** The projected system maintenance costs, including the cost of treatment, is \$3.12/1,000 gallons of water consumption. Based on the average residence usage of 75,000 gallons/year, the annual O&M charge per residence is:

$$75,000 \text{ gallons/year} \times \frac{\$3.12}{1,000 \text{ gallons}} = \$234$$

**D. Total Highest Year Charge.**

Debt service charge (this project).....	\$7.90
Debt service charge (existing District).....	\$134.00
O&M charge .....	<u>\$234.00</u>
Total Projected 2011 Charge .....	\$375.90



OUTLINE OF PAVED  
SEWER DUCT EXTENSION

6-15-10 J

**LEGEND**

1	NEW TOWN BLOCK NO. 1	2	NEW TOWN BLOCK NO. 2
3	NEW TOWN BLOCK NO. 3	4	NEW TOWN BLOCK NO. 4
5	NEW TOWN BLOCK NO. 5	6	NEW TOWN BLOCK NO. 6
7	NEW TOWN BLOCK NO. 7	8	NEW TOWN BLOCK NO. 8
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**ORANGE COUNTY--NEW YORK**  
 TOWN OF NEWBURGH  
 SECTION NO. 84  
 SCALE 1" = 100'

LEGEND  
 1. NEW TOWN BLOCK NO. 1  
 2. NEW TOWN BLOCK NO. 2  
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TABLE 1

TAX PARCELS INCLUDED IN PROPOSED SEWER DISTRICT EXTENSIONS

S-B-L	RECORD OWNER	MAILING ADDRESS	UNITS
84-2-1.1	Diether & Helen Franz	34 Plank Road	50
84-3-1	Thomas Costa	15 West Stone Street	50
84-3-2	John & Bernice Sheehan	11 West Stone Street	50
84-3-3	Ana Perez Jimenez	9 West Stone Street	50
84-3-4	Donald Dubois	24 O'Dell Circle	75
84-3-15	Thomas Costa	30 Plank Road	184
84-5-1	FLG&T Realty Co.	436 Robinson Avenue	25
84-5-2	Jeffrey & Christine Pearl	12 West Stone Street	75
84-5-4.1	Andrew Massimilian	17 Delucia Terrace Londonville, NY 12211	50
84-5-5	Andrew Massimilian	17 Delucia Terrace Londonville, NY 12211	25
84-5-6.1	Andrew Massimilian	8 West Stone Street	75
84-5-7	Nereo & Magdalena Zapata	6 West Stone Street	50
84-5-8	Darlene Cornell	4 West Stone Street	50
84-5-9	Rafiq Majeed	57 Lexington Drive	50
84-3-5	Douglas & Barbara Slaughter	4 Plattekill Turnpike	50
84-3-6	Gloria Geyer	7 North Carpenter Avenue	50
84-3-7	Jason Tarant	1002 Varnedoe Street Hinesville, GA 31313	50
84-3-8	N. Plank Development	5020 Route 9W	50
84-3-9	36-38 Chamber, LLC	77-79 Broadway	375
84-4-1	Erik & Lisa Sickler	1 East Stone Street	50
84-4-26	Joanne Majewski, Madeline Axelrod	20 Pierces Road	100
84-4-27	Paul & Angela Barbero	1 Elizabeth Lane New Windsor, NY 12553	102
84-4-28	Abraham Cummings, Jr.	4 North Carpenter Avenue	75
84-4-29	Cecile Ledoux, Paul Ledoux	8 North Carpenter Avenue	50

TABLE 2

COLLECTION SYSTEM OPINION OF PROJECT COST

ITEM	OPINION OF COST
Mobilization/demobilize	\$5,000
8-inch PVC SDR 35	\$82,000
8-inch ductile iron pipe sanitary	\$46,000
Laterals	\$38,000
4-foot diameter manholes	\$15,000
Reinforced concrete storm drain*	\$4,800
Catch basin*	\$2,500
Mass concrete	\$5,000
D-2 crushed stone*	\$4,800
D-3 crushed stone*	\$2,400
Bank run gravel*	\$1,600
B-4 subbase	\$8,000
Temporary paving	\$25,000
Final paving -- Town	\$59,000
Final paving -- State	\$10,000
Concrete sidewalk	\$1,600
Photographs (digital, no prints)	\$200
Calcium chloride	\$500
Testing and TV inspection	\$7,000
Record drawings	\$2,500
Excavation below grade and test pits*	\$1,300
Rock excavation*	\$5,000
Maintenance of traffic	\$5,000
<b>Construction Subtotal</b>	<b>\$340,000</b>
General Contingency ( $\pm 10\%$ )	\$35,000
<b>Construction Total</b>	<b>\$375,000</b>
Engineering	\$45,000
<b>PROJECT TOTAL</b>	<b>\$420,000</b>

\*Contingency bid item.

Engineering News-Record Index = 8938 (January 2011).

TABLE 3

CRESCENT AVENUE PUMP STATION  
PRELIMINARY OPINION OF COST

ITEM	OPINION OF COST
Mobilization	\$15,000
Precast wet well (6-foot manhole)	\$8,000
Packaged pump station with enclosure (6 feet by 6 feet)	\$75,000
Demolition	\$10,000
Site work	\$10,000
Startup and test	\$2,000
Record documents	\$2,000
Underground piping	\$10,000
Bypass pumping	\$5,000
Electrical	\$20,000
<b>Construction Subtotal</b>	<b>\$160,000</b>
Contingency (5%)	\$8,000
<b>Construction Total</b>	<b>\$170,000</b>
Engineering	\$40,000
<b>PROJECT TOTAL</b>	<b>\$210,000 *</b>

\*Costs shared with City of Newburgh; assume 50 percent.

Engineering News-Record Index = 8938 (January 2011).



APPENDIX 2

**DISTRICT EXTENSION DESCRIPTION  
WEST STONE STREET EXTENSION  
NORTH CARPENTER AVENUE**

All that certain plot, piece, or parcel of land situate, lying and being in the Town of Newburgh, County of Orange, State of New York, being bounded and described as follows:

BEGINNING at a point on the Town of Newburgh/City of Newburgh boundary line, said point being on the northerly right-of-way line of North Plank Road and at the southeasterly corner of the Town of Newburgh's tax map Section 84, Block 4 Lot 26 (1996); thence in a westerly direction along said North Plank Road right-of-way line a distance of 224.2± ft. to the southwesterly corner of tax map Section 84 Block 3 Lot 9; thence in a northerly direction along the westerly property line of said Lot 9 and Lots 9 and 7 a distance of 149.7± ft. to the northwesterly corner of said Lot 7, said point also being on the southerly property line of Lot 6; thence in a westerly direction along the southerly property line of said Lot 6 a distance of 50± ft. to the southwesterly corner of said Lot 6; thence in a northerly direction along the westerly property line of said Lot 6 a distance of 9.4± ft. to the southeasterly corner of Lot 4, said point also being on the westerly property line of said Lot 6; thence in a westerly direction along the southerly property line of said Lot 4 a distance of 50± ft. to the southwesterly corner of said Lot 4, said point also being on the easterly property line of Lot 3; thence in a southerly direction along the easterly property line of said Lot 3 a distance of 6.3± ft. to the southeasterly corner of said Lot 3; thence in a westerly direction along the southerly property line of said Lot 3 and Lot 2 a distance of 147.9± ft. to the southwesterly corner of said Lot 2, said point also being on the easterly property line of Lot 1; thence in a southerly direction along the easterly property line of said Lot 1 and Lot 15 a distance of 132.6± ft. to the southeasterly corner of said Lot 15, said point being on the northerly right-of-way line of said Plank Road; thence in a northwesterly direction along the northerly right-of-way line of said Plank Road and the southerly property line of said Lot 15 and the tax map Section 84, Block 2 Lot 1.1 a distance of 212± ft. to the southwesterly corner of said Lot 1.1, said point being on the northerly right-of-way of said Plank Road; thence in a northerly direction along the westerly property line of said Lot 1.1 a distance of 144± ft. to the northwesterly corner of said Lot 1.1, said point being on the southerly property line of Lot 1.2; thence in a northwesterly direction along the southerly property line of said Lot 1.2 a distance of 50± ft. to the southwesterly corner of said Lot 1.2; thence in a northerly direction along the westerly property line of said Lot 1.2 a distance of 50± ft. to the southwesterly corner of said Lot 1.2; thence in a northwesterly direction along the southerly property line of said Lot 1.2 a distance of 154.5± ft. to the southwesterly corner of said Lot 1.2; thence in a northwesterly direction along the westerly property line of said Lot 1.2 a distance of 67.5± ft. to the westerly corner of said Lot 1.2; thence in a northeasterly direction along the westerly property line of said Lot 1.2 a distance of 98.6± ft. to the northwesterly corner of said Lot 1.2; thence in a southeasterly direction along the northerly property line of said Lot 1.2 and across Stone Street a distance of 300± ft. to the westerly right-of-way line of said Stone Street and the westerly property line of tax map Section 84 Block 5 Lot 1; thence in a northerly

direction along the westerly property line of said Lot 1 and Lot 4.1 a distance of 85.3± ft. to the northwesterly corner of said Lot 4.1; thence in an easterly direction along the northerly property line of said Lot 4.1 a distance of 101.6± ft. to the northerly corner of said Lot 4.1; thence in a southeasterly direction along the northerly property line of said Lot 4.1 and Lot 6.1 a distance of 362± ft. to the northerly corner of said Lot 6.1; thence in an easterly direction along the northerly property line of said Lot 6.1 a distance of 40.1± ft. to the northeasterly corner of said Lot 6.1; thence in a southerly direction along the easterly property line of said Lot 6.1 a distance of 43± ft. to the southeasterly corner of said Lot 6.1; thence in a westerly direction along the southerly property line of said Lot 6.1 a distance of 87.5± ft. to a point on the southerly property line of said Lot 6.1, said point being the northeasterly corner of Lot 9; thence in a southerly direction along the westerly property line of said Lot 9 across Stone Street a distance of 154± ft. to the southerly right-of-way line of said Stone Street, said point being the northwesterly corner of tax map Section 84 Block 4 Lot 1; thence in a northeasterly direction along the southerly right-of-way line of said Stone Street and the northerly property line of said Lot 1 a distance of 48.8± ft. to the northeasterly corner of said Lot 1; thence in a southerly direction along the easterly property line of said Lot 1 a distance of 98± ft. to the southeasterly corner of said Lot 1, said point being on the northerly property line of Lot 29; thence in a westerly direction along the northerly property line of said Lot 29 a distance of 67.9± ft. to the northeasterly corner of said Lot 29; thence in a southerly direction along the easterly property line of said Lot 29 and Lots 28 and 26 a distance of 211.9± ft. to the southeasterly corner of said Lot 26.