



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

# TOWN OF MONTGOMERY

110 BRACKEN ROAD  
MONTGOMERY, NEW YORK 12549

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

TO: Neighbors and Interested Parties

RE: Sheffield Gardens – NYS Route 17K

Date: May 08, 2023

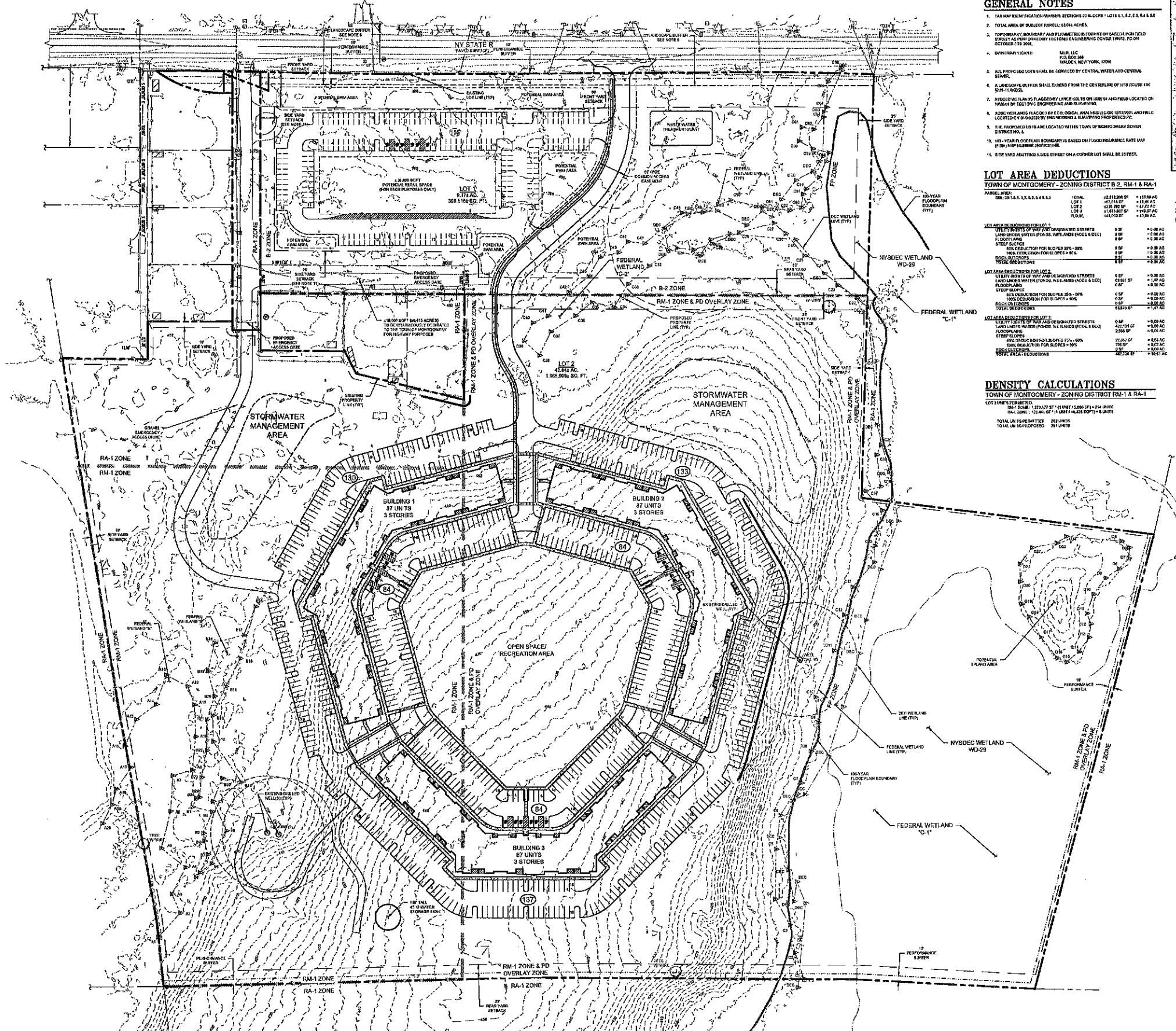
The Planning Board approved the final Scope for the Draft Environmental Impact Statement (DEIS) in December 2022. Recently, the applicant has proposed changes to the layout. A copy is enclosed. You also can find it at [www.townofmontgomery.com](http://www.townofmontgomery.com), on the planning board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

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

Sincerely yours,

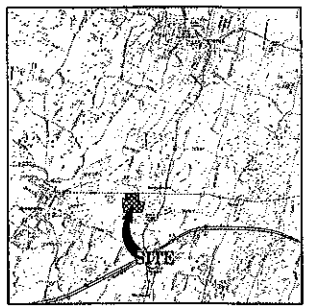
Fred Reichle, Chairman  
of the Planning Board

FR/sh  
Enc.



**GENERAL NOTES**

1. TAX MAP IDENTIFICATION NUMBER, SECTION 22 BLOCKS 1, LOTS 1, 4, 2, 3, 6, 4 & 5
2. TOTAL AREA OF SUBJECT PARCELS: 13.44 ACRES
3. TOPOGRAPHY, BOUNDARY AND PLUMBING INFORMATION BASED ON FIELD SURVEY AND PHOTOGRAPHIC RECORDS ENGINEERING CONSULTANTS, INC. OCTOBER 2004
4. OVERSEER(S): M&E LLC, P.O. BOX 388, TOWNSEND, NEW YORK, 10986
5. ALL PROPOSED LOTS SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER
6. A LANDSCAPE BUFFER SHALL EXTEND FROM THE CENTERLINE OF ITS ADJACENT 20' TO 40' WIDE
7. INTERSECTION PLANNING LANCE HOLTS OR LORRAINE HAD FIELD LOCATED ON 10/28/05 BY SECTION ENGINEERING AND SURVEYING
8. ADJACENT AREAS PLANNED BY E.C. COLACI, ANALYSTS LLC ON 10/28/05 AND FIELD LOCATION BY SECTION ENGINEERING AND SURVEYING
9. THE PROPOSED LOTS ARE LOCATED WITHIN TOWN OF BROWNSBOROUGH DISTRICT NO. 3
10. USE VARIATION FLOOR AREA LIMITATIONS BASED ON FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 30070148
11. SIDE YARD ADJACENT A SIDE STREET ON A CORNER LOT SHALL BE 20 FEET



**LOT AREA DEDUCTIONS**

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

PARCEL AREA	TOTAL	MINIMUM	MAXIMUM
LOT 1	42,312.00 SF	41,500 SF	42,312 SF
LOT 2	42,312.00 SF	41,500 SF	42,312 SF
LOT 3	42,312.00 SF	41,500 SF	42,312 SF
TOTAL	126,936 SF	124,500 SF	126,936 SF

LOT AREA DEDUCTIONS FOR LOT 1

ITEM	AMOUNT	REASON
UTILITY POINTS OF 1/2" DIA. (DESIGNATED STREETS)	0 SF	+0.00 AC
LAND UNDER WATER PONDS, WETLANDS (SLOPE & 80%)	2,000 SF	-0.46 AC
FLOODPLAIN	0 SF	+0.00 AC
STEEP SLOPES	0 SF	+0.00 AC
AREA DEDUCTION FOR SLOPES 20% - 50%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 50% - 60%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 60% - 70%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 70% - 80%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 80% - 90%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 90% - 100%	1,000 SF	-0.23 AC
TOTAL DEDUCTIONS	6,000 SF	-1.38 AC
NET AREA	120,936 SF	27.72 AC

LOT AREA DEDUCTIONS FOR LOT 2

ITEM	AMOUNT	REASON
UTILITY POINTS OF 1/2" DIA. (DESIGNATED STREETS)	0 SF	+0.00 AC
LAND UNDER WATER PONDS, WETLANDS (SLOPE & 80%)	2,000 SF	-0.46 AC
FLOODPLAIN	0 SF	+0.00 AC
STEEP SLOPES	0 SF	+0.00 AC
AREA DEDUCTION FOR SLOPES 20% - 50%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 50% - 60%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 60% - 70%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 70% - 80%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 80% - 90%	1,000 SF	-0.23 AC
AREA DEDUCTION FOR SLOPES 90% - 100%	1,000 SF	-0.23 AC
TOTAL DEDUCTIONS	6,000 SF	-1.38 AC
NET AREA	120,936 SF	27.72 AC

**DENSITY CALCULATIONS**

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

LOT 1 UNIT FOOTPRINTS: 11,000 SF

LOT 2 UNIT FOOTPRINTS: 11,000 SF

LOT 3 UNIT FOOTPRINTS: 11,000 SF

TOTAL UNIT FOOTPRINTS: 33,000 SF

TOTAL UNITS PROPOSED: 81 UNITS

**PARKING REQUIREMENTS**

BUILDING USE	AREA TYPE	MINIMUM REQUIRED	PROPOSED
MULTIPLE DWELLING	PER DWELLING UNIT	2 SPACES PER DWELLING UNIT	162 SPACES
	REQUIRED SPACES	201 UNITS x 2 (OFFICE/STORAGE)	402 SPACES
	TOTAL	403 SPACES	565 SPACES

**BULK REQUIREMENTS**

TOWN OF MONTGOMERY - ZONING DISTRICT RM-1 PROPOSED USE(S): MULTIPLE DWELLING (S235 - 6.3 ATTACHMENT A)

MINIMUM BULK REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	5,000 SF	4,170,888 SF
NET LOT AREA	5,000 SF	4,170,888 SF
LOT WIDTH	80 FEET	1,408.74 FEET
FRONT YARD	35 FEET	1,206.74 FEET
REAR YARD	35 FEET	1,740.00 FEET
SIDE YARD (ONE-SIDE)	10 FEET	1,740.00 FEET
BUILDING HEIGHT	35 FT	40 FT
LOT COVERAGE (BUILDINGS)	35%	18.85%

**BULK REQUIREMENTS**

TOWN OF MONTGOMERY - ZONING DISTRICT RA-1 PROPOSED USE(S): OPEN SPACE (S236 - 6.3 ATTACHMENT A)

MINIMUM BULK REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	11,350 SF	1,484,268 SF
NET LOT AREA	11,350 SF	1,484,268 SF
LOT WIDTH	100 FEET	150 FEET
FRONT YARD	35 FEET	35 FEET
REAR YARD	35 FEET	35 FEET
SIDE YARD (ONE-SIDE)	35 FEET	35 FEET
BUILDING HEIGHT	35 FT	35 FT
LOT COVERAGE (BUILDINGS)	25%	4.95%

**BULK REQUIREMENTS**

TOWN OF MONTGOMERY - ZONING DISTRICT B-2 PROPOSED USE(S): WASTEWATER TREATMENT PLANT (S238 - 6.3 ATTACHMENT A)

MINIMUM BULK REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	20,000 SF	4,200,000 SF
NET LOT AREA	20,000 SF	4,200,000 SF
LOT WIDTH	150 FEET	150 FEET
FRONT YARD	50 FEET	50 FEET
REAR YARD	30 FEET	30 FEET
SIDE YARD (ONE-SIDE)	30 FEET	30 FEET
BUILDING HEIGHT	40 FT	40 FT
LOT COVERAGE (BUILDINGS)	5%	4.95%

No.	DATE	DESCRIPTION

**DRAWING STATUS**

ISSUE DATE	SHEET

COPIES OF THIS DOCUMENT WITHIN AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP IN PEN OR BLUE INK SHALL BE SUBMITTED TO:

*RWJ*

REGISTERED PROFESSIONAL ENGINEER  
NEW YORK LICENSE NO. 6223325

DATE: 04/17/2023  
SCALE: 1" = 50'  
REVISIONS: ALL SHEETS

**ENGINEERING & SURVEYING PROPERTIES**

MONTGOMERY OFFICE  
71 CLINTON STREET  
MONTGOMERY, NY 12548  
P. (518) 437-7733  
WWW.EP-PC.COM

**SKETCH PLAN**

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

DATE: 04/17/2023  
SCALE: 1" = 50'  
REVISIONS: ALL SHEETS

**SK-9**