

New York State Department of Environmental Conservation
Division of Environmental Permits

NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561
(845) 256-3054



November 07, 2025

KATE COSTELLO
2151 Priest Bridge Dr Ste 7
CROFTON, MD 21114

Re: DEC ID # 3-3348-00045/00001
WINDEMERE ESTATES

Dear Applicant Agent :

Please be advised that your application for a DEC permit(s) is complete and a technical review has commenced. Notice and the opportunity for public comment is required for this application. Enclosed is a Notice of Complete Application for your project. Please have the Notice published in the newspaper identified below once during the week of 11/10/2025 on any day Monday through Friday.

MID HUDSON TIMES/WALLKILL VALLEY PUBLICATIONS
PO BOX 434
WALDEN, NY 12586

On the Notice of Complete Application, that information presented between the horizontal lines, on the enclosed page(s) should be published. Do not print this letter or the information contained below the second horizontal line. Please request the newspaper publisher to provide you with a Proof of Publication for the Notice. Upon receipt of the Proof of Publication promptly forward it to this office. You must provide the Proof of Publication before a final decision can be rendered on your application. You are responsible for paying the cost of publishing the Notice in the newspaper.

Notification of this complete application is also being provided by this Department in the NYSDEC Environmental Notice Bulletin.

This notification does not signify approval of your application for permit. Additional information may be requested from you at a future date, if deemed necessary to reach a decision on your application. Your project is classified major under the Uniform Procedures Act. Accordingly, a decision is due within 90 days of the date of this notice unless a public hearing is held, which may extend this time frame. If a public hearing is necessary, you will be notified.

If you have any questions please contact me at the above address or phone number above.

Sincerely,

Rebecca S. Crist

REBECCA S CRIST
Division of Environmental Permits

**New York State Department of Environmental Conservation
Notice of Complete Application**

Date: 11/07/2025

Applicant: WINDEMERE MHC, LLC
2138 ESPEY CT STE 1
CROFTON, MD 21114

Facility: WINDEMERE ESTATES
1 Nevis Dr
New Windsor, NY 12553

Application ID: 3-3348-00045/00001

Permits(s) Applied for: 1 - Article 17 Titles 7 & 8 P/C/I SPDES - Surface Discharge

Project is located: in NEW WINDSOR in ORANGE COUNTY

Project Description:

The Department has prepared a draft permit and has made a tentative determination, subject to public comment or other information, to approve the reauthorization of existing discharge of 15,000 gallons per day of treated wastewater to an unnamed subtributary of Silver Stream Reservoir (AKA Browns Farm Pond or Browns Farm Reservoir) from a secondary treatment plant at the applicant's facility address located at 1 Nevis Dr, New Windsor, NY 12553. The facility is a mobile home park. The previous permit lapsed on October 31, 2022.

The draft SPDES permit with fact sheet is available online at <https://dec.ny.gov/fs/projects/draftpermits>. The draft permit files are contained within regional folders and named by the SPDES number contained in this notice.

Requests for a legislative (public statement) hearing must be sent in writing to the DEC contact person below by the comment deadline. The Department assesses such requests pursuant to 6 NYCRR Section 621.8. Refer to this application by the application number listed above and SPDES Number NY0105368.

This application is subject to DEC Commissioner's Policy of Environmental Justice and an Enhanced Public Participation Plan (EPPP) has been approved by DEC, which includes a fact sheet on the project and invitation to a virtual public meeting on November 13, 2025. A copy of the application, EPPP, and draft permit are available in the applicant's online repository at <https://horizonlandmgmt.com/community-announcements/windemere/>.

Availability of Application Documents:

Filed application documents, and Department draft permits where applicable, are available for inspection during normal business hours at the address of the contact person. To ensure timely service at the time of inspection, it is recommended that an appointment be made with the contact person.

State Environmental Quality Review (SEQR) Determination

Project is not subject to SEQR because it is a Type II action.

SEQR Lead Agency None Designated

State Historic Preservation Act (SHPA) Determination

The proposed activity is not subject to review in accordance with SHPA. The application type is exempt and/or the project involves the continuation of an existing operational activity.

DEC Commissioner Policy 29, Environmental Justice and Permitting (CP-29)

The proposed action is subject to CP-29.

Availability For Public Comment

Comments on this project must be submitted in writing to the Contact Person no later than 12/12/2025 or 30 days after the publication date of this notice, whichever is later.

Contact Person

REBECCA S CRIST
NYSDEC
21 S Putt Corners Rd
New Paltz, NY 12561
(845) 256-3014

CC List for Complete Notice

Robert Tyson, BSK
USEPA Region 2 , NPDES Section
Orange County Department of Health
Town of New Windsor
H. Joe Fung, NYSDEC Division of Water Region 3
Kerri Pickard-DePriest, NYSDEC Off of Envi. Justic
ENB