



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
33 AIRPORT CENTER DRIVE
SUITE 202
NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENY@MHEPC.COM

WRITER'S E-MAIL ADDRESS:
MJE@MHEPC.COM

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: LEGACY WOODS (KNOX VILLAGE) SITE PLAN
(SENIOR CITIZEN HOUSING PROJECT)
PROJECT LOCATION: NYS ROUTE 32
SECTION 70 – BLOCK 1 – LOT 49.2
PROJECT NUMBER: 08-01
DATE: 16 JANUARY 2008
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF THE 14.21
ACRE PARCEL WITH 183 SENIOR HOUSING MULTI-FAMILY
RESIDENTIAL UNITS WITHIN EIGHT (8) BUILDINGS. THE SITE
ALSO INCLUDES A 3200 S.F. CLUBHOUSE BUILDING AND OTHER
SITE IMPROVEMENTS. THE PLAN WAS REVIEWED ON A CONCEPT
BASIS ONLY.

1. The applicant has submitted the following documents as part of their initial submittal (comments regarding the status of each are provided in parenthesis):
 - *Application Plans* (preliminary zoning review made for this meeting).
 - *Full Environmental Assessment Form* with attachments (in review).
 - *Traffic Impact Study* (not reviewed at this time).
 - *Draft Engineering Report – Proposed S.D. #17 Extension* (applicant should submit with petition for extension to Town Board).
 - *Draft Engineering Report – Proposed W.D. #5 Extension* (applicant should submit with petition for extension to Town Board).
 - *Letter from J. Robert Folchetti & Assoc.* (applicant's engineer) requesting verification on sewer flows, etc. (On file, once unit count and general layout accepted by board, formal response letter will be issued.)

REGIONAL OFFICES

- 111 WHEATFIELD DRIVE – SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

2. The application is for a Senior Citizen Housing Project, which is permitted by Special Permit in any zone, subject to the provisions of Section 300-18 of the Town Code. Section 300-18 provides specific bulk, layout and such standards specific to Senior Housing projects. Note the following key items and status as per our initial review of the application/plans:

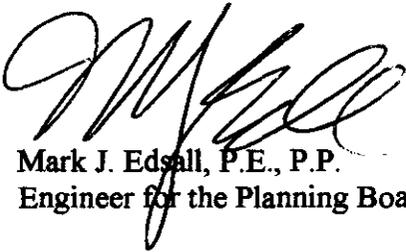
- ***Bulk Requirements*** – site appears to comply with minimum standards, with the exception of side yard setback, for which the applicant is requesting a waiver from the Planning Board (see next bullet item).
- ***Side Yard Setback Waiver*** – Section 300-18 G (2) allows the Planning Board to grant up to a 50% waiver for side yard setbacks. Normal requirement is 50 ft.; the applicant is requesting 35 ft. The Board needs to consider this request.
- ***Off-Street Parking Requirement and Location*** – The code requires 2 spaces per unit, with such spaces generally within 150-200 ft. of the units served. Based on the number of units (183), 366 parking spaces should be provided for the residential units. The plan notes a total of 418 provides spaces. My count on sheet G-2 indicates only 366 outdoor spaces (350 residential + 16 at clubhouse). A review of the layout plans seems to indicate three buildings with understructure parking (29 each building), which would result in an overall total of 453. The applicant should verify the count to resolve the totals. Additional spaces should be provided for the clubhouse. That parking area should be provided with handicapped spaces.
- ***Outdoor Recreation Provisions*** – required per 300-18 H(4). Plans include tennis courts and outdoor pool at clubhouse. Board may wish to inquire regarding passive recreation (ie walking paths, benches, etc.).
- ***Sidewalks*** – Section 300-18 H(5) requires sidewalks. Board should review layout and determine if layout shown is acceptable.
- ***Building Separation and Spacing*** – Section 300-18 H(7) mandates spacing between buildings based on relationship of related buildings (front-front, rear-front, etc.). Further review will be needed once there is greater understanding of orientation of buildings.
- ***Lighting*** – Required per Section 300-18 H(11). Plan sheet A-2 is not complete. As such a full review of lighting can not be made at this time.
- ***Underground Utilities*** – Required per Section 300-18 H(14). Sheet G-4 is currently incomplete as it does not reflect this requirement.
- ***Completion Schedule for Amenities*** – Must be 100% complete and available for use prior to 50% unit occupancy per Section 300-18 H(14). Appropriate note should be added to the plans.
- ***Laundry Requirements*** – outlined in Section 300-18 I (1). Applicant should address compliance on floor plans.

- ***Indoor Community Space*** – Section 300-18 I (16) requires 20 s.f. per unit, which equates to 3,660 s.f. minimum. Clubhouse is 3200 s.f. per application. Applicant should clarify location of balance of indoor community space.
- ***Accessory Uses on Site*** – Section 300-18 E provides that the Planning Board may require any accessory uses listed this section be required since the project has greater than 100 units. The Board should ask the applicant what accessory units are proposed and then consider the need for any additional listed uses.

3. At this time we have not made a detailed review of each sheet in the drawing set, pending the initial presentation and response to items noted above. We do however have the following general comments at this time:

- The submittal drawings total twenty sheets, numbered I-1, G1-G10 and A1-A-9. Drawing G-2 is a “Preliminary Proposed Site Conditions” (site plan?) at 1”=100’ scale. This plan is a worthwhile general layout reference plan for the overall project, but is an inappropriate scale for a detailed site plan. There do not appear to be any other site plans in the twenty drawing set, which would provide required layout and dimensional data at an appropriate scale, in appropriate detail and completeness. Please add a complete SITE PLAN to the set (recommended scale 1” = 30’).
- Other plans within the set are 1”=50’ scale which is a difficult scale for utility, lighting, landscaping, grading, etc. design. A scale of 1”=30’ (1”=40’ max) is recommended.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board