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**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

**PROJECT NAME:** COVINGTON ESTATES SITE PLAN  
**PROJECT LOCATION:** TEMPLE HILL (FREEDOM) ROAD (NYS ROUTE 300)  
SECTION 65 – BLOCK 1 – LOT 1.12  
**PROJECT NUMBER:** 01-41  
**DATE:** 13 AUGUST 2008  
**DESCRIPTION:** THE APPLICANT IS BEFORE THE BOARD REQUESTING THREE  
MODIFICATIONS TO THE APPROVED SITE PLAN.

1. The property is the subject of a conditional site plan approval for a multi-family residential complex. The conditional approval was granted on 2-27-08 (prior approvals 2-27-07 & 3-8-06). The applicant is before the Board at this meeting to request some changes to the plan before the stamp of approval of the project. I note the following requested changes (the Board should verify with the applicant that no additional changes are proposed):
  - *Board-on-Board Fence (6 ft. height)* – proposed along rear of property along railroad (all but far left side of plan), and along northerly side (right side of plan) from rear up to turn in property line (near pump station). See detail on sheet C-10.
  - *Split-Rail Fence with Black Vinyl Chain Link Backing (4 ft. height)* – proposed along front of property, including area in front of monument area.
  - *Tot Lot (Play Area)* – located behind monument area, near pump station. Plan also includes screening row between pump station / tot lot area and Freedom Road (Rt. 300).
  
2. Once the Board verifies the scope of the changes, and advises of the acceptability of the changes, I will make a review of final plans submitted for stamping, for compliance with the modifications accepted at this meeting, and the plan requirements as per the 2-27-08 (and prior) conditional approvals.

Respectfully Submitted,

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

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