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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: SUMMIT-ON-HUDSON MINOR SUBDIVISION
 (SOUTHERLY LANDS OF PLUM POINT CONDO PROJECT)
PROJECT LOCATION: OFF LAFAYETTE DRIVE
 SECTION 81 – BLOCK 1 – LOT 2 & 3.42
PROJECT NUMBER: 03-35
DATE: 12 MAY 2004
DESCRIPTION: THE APPLICATION PROPOSED FORMAL SUBDIVISION OF THE SOUTHERLY PORTION OF SECTION VI OF THE PLUM POINT CONDO PROJECT INTO TWO (2) LOTS. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 12 NOVEMBER 2003 PLANNING BOARD MEETING. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

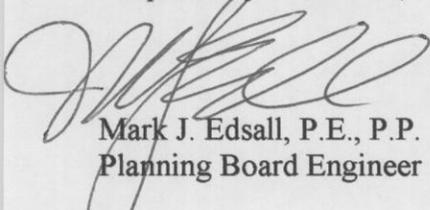
1. Currently, the Phase IV property is split by the school district line and is, therefore, listed as two tax lots. The northerly tax lot contains the residential units of the condo phase IV, and the southerly lot is vacant. This application proposes to formally split the property into two individual approved lots.
2. We had requested that the plan re-submittal plan include a bulk table and other zoning information, as well as a title block. This is needed to confirm compliance of the lots. Information for the condo lot should be total (all phases), as the Planning Board and zoning approvals look at the total site.
3. We had previously raised issues with regard to the application (as follows). It would be beneficial for the applicant's representatives to place the response on the record at this meeting.
 - Whether to overall condo property remains in compliance with its approval, and zoning, if the 7.075 acres of proposed lot #1 are removed as a separate lot.

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- Whether any approvals are required from the Attorney General's office prior to Town approval.
 - Whether the site is serviced by municipal water and sewer, and that the lot is within necessary districts.
4. The Planning Board previously assumed the position of Lead Agency under the SEQRA review process. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.

Respectfully Submitted,



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

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