



**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
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: GMH-STEWART TERRACE MULTI-FAMILY SITE PLAN
(264 MARKET RATE UNITS – Lot #1 of GMH Subdivision)
PROJECT LOCATION: CLARK STREET (OFF NYS RT. 207)
SECTION 2 – BLOCK 1 – LOT 34.2 (PART OF)
PROJECT NUMBER: 02-18
DATE: 9 OCTOBER 2002
DESCRIPTION: THE PROJECT INVOLVES A SITE PLAN FOR THE DEVELOPMENT OF ONE OF THE SUBDIVISION LOTS INTO 264 MARKET RATE MULTI-FAMILY RESIDENTIAL UNITS. THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 26 JUNE 2002 PLANNING BOARD MEETING.

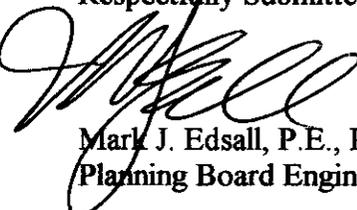
1. The project lands were recently rezoned from R-3 to R-5. A complete bulk table is now included on the plan, and (as requested) it only deals with Lot #1, which is the subject of this application. The site plan appears to comply with the bulk requirements, other than the noted variances recently obtained.
2. As requested, this plan submittal deals only with the Lot #1 development. I performed a preliminary review of the plans, and have the following comments:
 - Sheet SP-1 should include indication of the total number of units and a breakdown of the type units proposed (currently it only defines the A, B, C and D units).
 - Sheet SP-1 should include a parking compliance table.
 - The bulk table should be corrected to reflect the use as A-7.
 - Sheet UN-1 is for Lot #1 and should not be part of this application.

3. We will obviously need additional plans for sewer, water, drainage (including water quality), soil erosion and sediment control, utilities, roadway lighting, etc. Plans should clearly indicate existing facilities to remain, existing facilities to be abandoned (or removed) and new facilities. All power, telephone and cable should be underground.

These should be submitted before any public hearing is held.

4. As indicated with the Subdivision application, I recommend that SEQRA be initiated for the overall "action" with a lead agency coordination letter.

Respectfully Submitted,



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

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