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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: 11 DECEMBER 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 AND 9 OCTOBER PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. I have received updated plans submitted for this public hearing. A significant amount of additional information has been added, and many of the previous comments have been addressed. Some additional corrections are required, as follows:
 - On sheet SP-1, basic zoning information is shown, and we previously requested additional information to verify compliance with the local zoning law. Total unit count, type count, parking, etc. is to be delineated in detail.

The information has been added as requested. Unfortunately, this basic information includes errors. The table (and application) note 264 units, which are shown on the plan; however, the unit type distribution on the plan does not match the unit type listing in the "unit table". In addition, the wrong number of parking spaces are noted. This must be corrected, as previously requested.

 - With regard to the site parking, there appears to be an inappropriate distribution of spaces relative to the residential units. I performed an analysis breaking the site into "clusters". The intent is to insure that each "cluster" can support 2 spaces per unit. One area is significantly short, and additional parking should be developed, or units relocated. I will further review this with the applicant.

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- Stormwater, water and sewer facilities cross from lot to lot at this site. As such, some type of cross-easement agreement should be on record to address this common use of facilities.
- With regard to the drainage aspects, we have received a Stormwater Management Report. Our office has reviewed the report and have deemed it unacceptable in its current form. Comments from Pat Hines of our office are attached hereto.
- With regard to the drainage outlets from the overall project (both site plans), outlets are noted as “not found”. A note should be added that indicates that the outlet piping will be exposed, and repaired as necessary for proper operation.
- The gabion wall noted in failure on sheet GS-1C must be addressed.
- Symbols have been established for stormwater piping to remain and proposed piping. Some new pipe crossings in roadways (between basins) appear to be incorrectly depicted.
- Notes have been added to sheet GW-1 regarding testing of sewer and water mains prior to use as part of this reconstructed project. The general intent of the notes is acceptable; however the notes require correction. Please note:
 1. Multiple sections of sewer main can not be concurrently tested.
 2. Manholes must also be tested.
 3. Water mains need not be tested with a camera, nor an inspection made for cracks or deformities.
 4. Testing of watermains is not done with a low air pressure test. A hydrostatic test is done.
- The note on sheet GG-1 is not adequate. The following note should be added:

“All utilities, including but not necessarily limited to electric, telephone, cable and gas shall be underground”
- Sheet TUG-1 is incomplete. Laterals and sizes (minimums) should be indicated. A note should be added indicating the intent for metering. Also, please insure that this sheet, or the detail sheet, has connection details. With regard to grading, none is shown.
- Sheet TUL-1 is incomplete. A landscaping schedule should be provided. Unit lighting should be addressed. All dimensions should be indicated, including the width of the clubhouse sidewalk (recommend 6 ft. minimum).
- For the intersection of Clark Street to Clark Street Extension, I recommend an additional stop sign (one in each direction).
- The notes for the “No Stopping” signs and the guiderail on Sheet CL-1 require some revision. I will review this with the applicant.

- As previously noted, Clark Street existing drainage conditions have reported significant flooding. This must be addressed and should be coordinated with the drainage plans, and the stormwater report.
 - The 25' tall light fixture detail on sheet LD-1 should be identified as the "Streetlight Detail", and the setback should be established (note calling for utility determination not adequate).
 - Regarding my previous comment regarding dumpster quantity and distribution, the plans have been improved. The applicant should still look at truck access to all the dumpsters.
 - The dumpster enclosure detail on sheet DS-1 has been upgraded since my previous comment, but the detail still does not address the latchable front fence gate or door.
 - As previously noted, the detail sheets will be reviewed with Town water and sewer departments (Camo Pollution) and Highway Superintendent.
 - As previously noted, the ES sheets will have subsequent review. This will be done in conjunction with the resubmitted stormwater management report.
2. A determination must be received whether this application (site plan) is subject to Orange County Department of Health approval, for the watermains. The applicant was asked to get this determination in writing.
 3. Relative to SEQRA, this is part of the overall "action" involving both the subdivision and the two site plans. We cannot deal close out this application separately. There are currently open issues, including drainage, which are not fully resolved. I do not recommend that a SEQRA determination be considered at this time.