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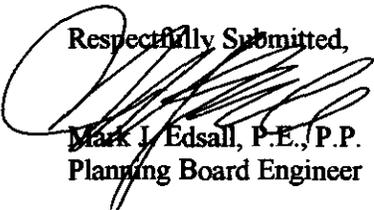
TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: RAKOWIECKI MAJOR SUBDIVISION
PROJECT LOCATION: OFF ASHLEY /RIDGEVIEW RD./FINLEY DR.
(BEAVER DAM LAKE AREA)
SECTION 57 – BLOCK 1 – LOT 88.21
PROJECT NUMBER: 01-26
DATE: 22 JUNE 2005
DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE 34.4+/- ACRE PARCEL INTO THIRTY-SIX (36) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 14 MARCH 2001, 11 JUNE 2003, 22 SEPTEMBER 2004 and 9 MARCH 2005 PLANNING BOARD MEETINGS, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located in the R-3 Zoning District of the Town. The application is “grand-fathered” and is subject to the former zoning bulk tables.

The bulk table has one major mis-interpretation regarding lot area. The 60% factor for net area is a provision in the “new” code and does not apply to the prior bulk tables which this application is submitted requesting grandfathered review under. Lots 1, 2, 10, 11 and 25 have a compliance problem.
2. The applicant is before the board for a public hearing for this meeting. If any concerns are identified by the public at this hearing, I will be pleased to review same, as deemed appropriate by the board. Following the meeting, we will continue our review of the plans for this major subdivision.
3. The applicant will be required to obtain NYSDEC approval for the sanitary sewer extension, and must obtain an executed allocation agreement for sewer service. Copies of all submittal information to DEC must be approved by our office before the Town Supervisor will sign the required application.

Respectfully Submitted,


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

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