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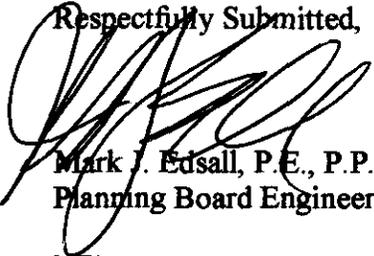
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

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: 27 JULY 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, 9 MARCH 2005 and 22 JUNE 2005 PLANNING BOARD MEETINGS.

1. The property is located in the R-3 Zoning District of the Town. The application is “grandfathered” and is subject to the former zoning bulk tables. The application was before the Board for a public hearing at the 22 June 2005 meeting. The Board closed the public hearing at that meeting. All preliminary issues have been resolved since that meeting.
2. The Board circulated a lead agency letter on 7-25-03. *I recommend the Board assume Lead Agency under SEQRA, and make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.*
3. I recommend the Board grant Preliminary Approval at this time, such that the applicant can proceed to obtain outside agency approvals.

Respectfully Submitted,



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

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