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**TOWN OF NEW WINDSOR  
PLANNING BOARD - REVIEW COMMENTS**

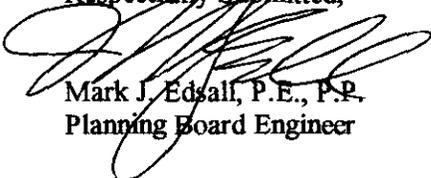
**PROJECT NAME:** COVINGTON (Formerly HARP) ESTATES SITE PLAN  
(PROPOSED 124 UNITS MULTI-FAMILY)  
**PROJECT LOCATION:** TEMPLE HILL ROAD (NYS RT. 300)  
SECTION 65 – BLOCK 2 – LOTS 1.1, 1.2, & 3  
**PROJECT NUMBER:** 01-41  
**DATE:** 10 OCTOBER 2001  
**DESCRIPTION:** THE APPLICATION PROPOSES THE DEVELOPMENT OF THE 3 TAX  
PARCELS WITH 124 MULTI-FAMILY HOUSING UNITS. THE  
APPLICATION WAS PREVIOUSLY REVIEWED AT THE 13 JUNE 2001  
AND 10 OCTOBER 2001 PLANNING BOARD MEETINGS.

1. The property is located in the R-5 Zoning District of the Town. It is also in the designated Historic Corridor (400 ft. back from right-of-way). As previously noted, the bulk information is correct as presented.
2. The Applicant is now requesting scheduling of the necessary public hearing. Some “open” issues which the Board should consider are:
  - Has the Applicant received approval from the Town Board for the extension of the water district to service this development?
  - Has the Applicant verified that adequate sewer collection capacity is available to service this development?

The Board should determine if they wish to have the above issues resolved *before or after* the Public Hearing is held.

3. Procedurally, the Board has circulated a Lead Agency coordination letter under SEQRA. We should verify that the Board has taken the L.A. position. The Board should then determine whether the information submitted under SEQRA is adequate for the review of the application, such that any public hearing scheduled can consider environmental impact comments as well.

Respectfully Submitted,

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