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February 25, 2008

VIA Hand Delivery

Myra Mason
Town of New Windsor Planning Board
Town of New Windsor
555 Union Ave.
New Windsor, NY 12553

Re: Silver Stream Road Corporate Park Site Plan
Section 3 – Block 1 – Lot 35
MC Project No. 07000398A

Dear Ms. Mason,

Below please find our responses to comments received from Mark J. Edsall, P.E., P.P., dated January 30, 2008 for the above referenced project. Mr. Edsall's comments have been repeated below for clarity.

Comment 1: The property is located in the Planned Industrial (PI) zoning district of the Town. The proposed manufacturing use is a use Permitted by Right. The "required" bulk table on the plan is correct for the zone and use. The site meets the minimum bulk requirements

Response: Comment noted.

My concept comments based on a review of this submittal are as follows:

Comment 2A: The plans (sheet #3) depict the water and sewer services thru an easement to the Town of New Windsor. The Town Attorney will need to verify that such private improvements are permitted in the easement, or make such adjustments as needed to permit the same.

Response: We request the Town Attorney's review and decision.

Comment 2B: The water service main to the site is depicted as 6" diameter. Should fire sprinkler calculations require increased diameter, this 6" line shall be appropriately increased. (We suggest such a note be added to sheet #3).

Response: A note has been added to the site plans as requested.

Comment 2C: A wheelstop detail should be added to sheet #7

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Response: A Precast Concrete Bumper Curb Wheelstop detail is included on sheet 7 of the site plans.

Comment 2D: Standard requirement for waste dumpsters are masonry type enclosures, with exterior finish (or coating) to match the proposed building. The detail on sheet #7 should be revised, since the masonry type enclosure will result in a more durable, long-term installation.

Response: The enclosure detail has been revised to show a masonry type enclosure with an exterior finish matching the proposed building as requested.

Comment 2E: I recommend that the sidewalk width be increased to a minimum of 6 ft., since vehicle overhang will “waste” at least 2 ft. of sidewalk.

Response: The site plans have been revised to maintain a 5’ wide sidewalk, 2’ away from the back of the proposed curb. The vehicle overhang will be over the 2’ feet of grass between the curb and sidewalk.

Comment 2F: The handicapped parking space detail requires the following corrections to comply with the State and Town Code standards and guidelines for handicapped spaces:

- Sidewalk ramp should be depicted adjacent to the handicapped parking spaces.
- Handicapped signs should be located on centerline of the individual handicapped parking spaces.
- A sign is required in front of the cross-hatched access lane of the handicapped parking space. The sign must read “No Parking-Anytime”.

Response: The sidewalk ramp location has been revised to be adjacent to the handicapped parking spaces. Handicapped signs have been located on the centerline of the individual parking spaces on the revised site plans. A “No Parking-Anytime,” sign has been added in front of the cross-hatched access lane on the revised site plans as required.

Comment 3: The applicant has discussed the potential impacts of the passenger vehicle and truck traffic generated from this site will exacerbate the existing traffic operational problems at NYS Route 207 west of Union Avenue (near the Thruway and the Silver Stream/Rt. 207 intersection). The applicant previously presented a conceptual mitigation plan, and has indicated a detailed plan is in preparation.



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Once this plan is available, a meeting will be scheduled with the NYSDOT to review the proposal.

Response: Comment noted.

Comment 4A: The roadway improvements indicated have a tapered widening from the existing widths (limits of improvements) to an improved width of 30 ft. (wider to approximately 45 ft. at “hairpin” turn. In total, approximately 1250 ft. of roadway is being reconstructed.

Comment 4B: At Sta. 2+50 +/- the plan calls for the outlet of two new catchbasins tied (via a new manhole) to the existing storm piping. Given the increased roadway area and assumed increased “collection efficiency”, it will be necessary to verify that the existing line has adequate capacity.

Response: The existing storm piping sizes will be located and verified to have adequate capacity prior to final site plan submission to the Planning Board.

Comment 4C: A separate detail sheet should be provided for Town roadway improvements (or the necessary details should be added to this sheet.

Response: The necessary details, including the Town of New Windsor Pavement Section.

Comment 4D: The plans depict what appears to be an assumed right-of-way line for Silver Stream Road. Metes and Bounds must be established by a N.Y.S. Licensed Surveyor.

Response: The metes and bounds for the right-of-way line for Silver Stream Road will be established by N.Y.S. Licensed Surveyor prior to final site plan submission.

Comment 4E: To accomplish the grading shown on the plan, temporary grading easements will be required. These are shown on the plan in concept. All such easements must include metes and bounds with proper documentation, submitted to the Attorney for the Planning Board for review. It is our understanding that at least the following easements are required:

- New York State Department of Transportation
- n/f Robin R. Horner
- n/f Frank W. Decker
- n/f Dora Lyon
- n/f Robert Pisacona
- n/f Hill Development Corp.



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Response: All easements will include metes and bounds with proper documentation and be submitted to the Attorney for the Planning Board for review prior to final site plan submission.

Comment 5: The application involves non-single family development with disturbance greater than one acre and, as such, the application is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs). A full submittal was made. Our review comments on the SWPPP are attached hereto.

Response: Comment noted.

Comment 6: The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process, once all appropriate plans are available for circulation, (eight (8) sets of drawings (folded) and the environmental form will be needed at that time).

Response: Comment noted. Plans for lead agency circulation were submitted on February 1, 2008.

Comment 7: This project is adjacent to the NYS Thruway, as State Highway. As such, a referral to the Orange County Planning Department is mandated per New York State General Municipal Law (GML 239). This referral will also be made once all plans are available.

Response: Comment noted.

Very truly yours,

MASER CONSULTING, P.A.

Andrew Fetherston, P.E., CPESC
Senior Associate

ABF/dms
Enclosures
cc: