



Consulting, Municipal & Environmental Engineers
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**NARRATIVE SUMMARY
OCTOBER 9, 2007
SILVER STREAM PROPERTIES, LLC
SECTION 3, BLOCK 1, LOT 35
TOWN OF NEW WINDSOR, ORANGE COUNTY
PB# _____
MC PROJECT NO. 07000398A**

The undeveloped ±15.5 acre site is located south of New York International Plaza, northeast of the junction with Route 207 and is bordered on the east by the NYS Thruway. The lot has street frontage on Square Hill Road. The site is located within the PI (Planned Industrial) zoning district which permits by right, manufacturing, assembling and/or packaging of electronics and electronics components (A-6 Town of New Windsor Zoning Code, 300 Attachment 9:1).

The proposal consists of a 100,000 s.f. building (combination manufacturing, office and storage), 182 parking spaces, water and sewer service connections and onsite stormwater mitigation facilities. A high-tech firm in the telecommunications industry has shown interest in the property for a new manufacturing and logistics facility.

Maser Consulting (MC) has performed a boundary and topographic survey, performed soil testing, located wetlands believed to be under federal jurisdiction, contacted the Town of New Windsor water and sewer departments, performed fire hydrant flow tests, a Phase I Environmental Assessment and prepared a sketch site plan for discussion with the Planning Board. John Collins Associates is preparing a traffic study of the area including the Route 207/300 intersection under the Thruway. John Collins Associates will work with the Planning Board and their consulting Engineer to address traffic issues.

Per our October 3, 2007 workshop meeting with Mark Edsall, MC has included a sketch grading plan with proposed spot elevations to depict the level of earthwork required for the site.

At this time we are submitting for Sketch Site Plan approval. We are requesting to be put on the next available Planning Board agenda.

Very truly yours,

MASER CONSULTING P.A.

Andrew B. Fetherston, P.E., CPESC
Senior Associate

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