



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
 WILLIAM J. HAUSER, P.E. (NY & NJ)
 MARK J. EDSALL, P.E. (NY, NJ & PA)
 JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE
 33 Airport Center Drive
 Suite 202
 New Windsor, New York 12553

(845) 567-3100
 fax: (845) 567-3232
 e-mail: mheny@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: APPLE RIDGE
PROJECT LOCATION: SECTION 55, BLOCK 1, LOT 43.2 & 44
P.B. PROJECT NO.: 06-24
APPLICANT'S REPRESENTATIVE: PIETRAZAK & PFAU
PREPARATION DATE: 1 NOVEMBER 2006

1. Details of the outlet control devices modeled in the stormwater management report must be included on the plans. Included in these details should be the detail of existing pond (Pond P2) outlet control structure along with discharge pipes and emergency spillway locations.
2. Stormwater management models must reflect information contained on the plans. Pond 8P is not depicted as modeled in the outlet. The model identifies a 50 foot long 18 inch culvert while the plan section shows 325 foot long culvert at a different percent slope.
3. Pond 8P influent pipe appears to be one foot below water level in sediment fore bay.
4. Pond 7P does not contain information including outlet control elevations and invert in the plans for coordination with the model.
5. Existing Pond P2 appears to have water surface elevations in excess of the outlet control discharge elevations for the proposed Pond P7 for some storm events. This may change the "free outfall" used in this model.
6. The connection between the two existing ponds in the vicinity of Pond P7 should be identified. Emergency overflow from Pond P7 appears to discharge up gradient of the larger pond. Water surface elevations at the two driveway crossings at Lot 42 must be identified. As it appears the driveways may flood during significant storm events. Details of stormwater management improvements including rip rap swales, emergency spill ways, emergency spill ways, detention pond outlet structures, other best management practices including dry swales should be included in the plans.
7. Formation of the drainage district may require the dedication of the stormwater management facilities to the Town for fee ownership. Town policy should be discussed with Town attorney regarding long term operation and maintenance for stormwater management facilities proposed.
8. Town policy regarding fencing of detention pond facilities should also be addressed.
9. Water quality practices located within future Town road extensions must be modified.

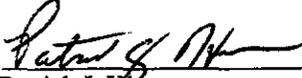
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- 507 Broad Street • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3391 •

10. The existing pond, Pond P2 appears to discharge via an emergency spillway for less than a 25 year storm event.

Respectfully submitted,

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Patrick J. Hines
Associate

Pjh:klh