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

PROJECT NAME: BEATTIE R. ASSOCIATES MAJOR SUBDIVISION
(a/k/a WALLKILL ASSOC. SUBDIVISION)
PROJECT LOCATION: BEATTIE ROAD
SECTION 55 – BLOCK 1 – LOT 42.4
PROJECT NUMBER: 06-25
DATE: 26 JULY 2006
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 93+
ACRE PARCEL INTO THIRTY ONE (31) SINGLE-FAMILY
RESIDENTIAL LOTS. THE APPLICATION IS BEING REVEIUED ON A
CONCEPT BASIS ONLY.

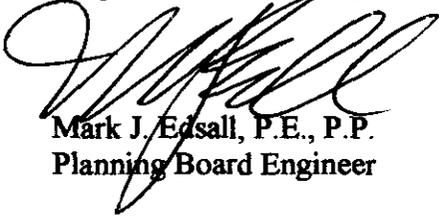
1. This is a re-subdivision of a lot of the prior Beattie Road Associates subdivision, with thirty-one lots proposed. The property is located in the R-1 zoning district of the Town. The required bulk information shown on the plan is correct for the zone and use. A detailed review of individual lot zoning compliance has not been made. Same will be performed after the Board and the Highway Supt. accept the concept layout.
2. We have the following initial comments:
 - The Application form indicates 31 lots; the EAF indicates 26 lots and the plans depict 31 lots. Please correct and resubmit the EAF, utilizing a Full EAF, not the short form.
 - The three parcels for the stormwater basins should not be numbered lots, they should be identified as Parcels A, B and C, to be dedicated to the Town Drainage District.
 - A field delineation of State and Federal wetlands is necessary, and should be located in the field by a licensed surveyor, and added to the preliminary plans.
 - Possible 50' dedications for extensions of the roads to adjoining properties (to eliminate cul-de-sacs) should be discussed.

REGIONAL OFFICES

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- The Highway Superintendent will need to comment on the roadway layout/configuration.
3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit eight (8) sets of drawings (folded) and the environmental form for this purpose.
 4. The applicant should submit verification that this application is not subject to review of the Orange County Planning Department, as per New York State General Municipal Law (GML 239). Is it adjacent to or in an Agricultural District, or some other threshold for referral?
 5. Submittal of this application/plan to the Orange County Department of Health will be necessary following preliminary approval. It is unclear at this time if approvals from NYSDEC, NYSOPRHP or ACOE are needed.
 6. The application involves single family development with disturbance greater than 5 Acres, and is subject to the State and Town regulations as they pertain to Stormwater Pollution Prevention Plans (SWPPPs). A full submittal is required.

Respectfully Submitted,



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

MJE/st
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