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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: ~~9 JULY 2006~~ MARCH 8, 2006

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, 10 OCTOBER 2001, 22 MAY 2002, 25 SEPTEMBER 2002 AND 9 JULY 2003 PLANNING BOARD MEETINGS. *THE PROJECT IS BEFORE THE BOARD FOR CONDITIONAL SITE PLAN APPROVAL AT THIS MEETING.*

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. The board should note that, due to a change in the methodology for building height measurement, the application was referred to the ZBA in May 2005 for height variances. The ZBA held a public hearing on 7/25/05, and the applicant indicates that variances were granted on that date. A record of the ZBA decision should be on file with the Planning Board.
2. The Board should note that SEQRA has been completed, with a Negative Declaration on 10-9-02.
3. The Board should note that this application pre-existed the new referral requirements of the Orange County Department of Planning (referrals per GML 239) and, as such, was not referred to the County for action.
4. The applicant should confirm the status of any permits and/or approvals necessary from the Army Corps of Engineers. The applicant previously advised that no disturbance of wetlands would occur; this should be confirmed.

REGIONAL OFFICES

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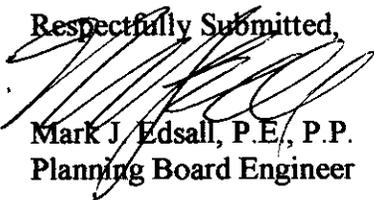
5. The applicant should verify the status of the SWPPP for the project, and compliance with current regulations.
6. The project site includes an old unimproved section of Forge Hill Road that predates the Revolutionary War. Town Historian Glenn Marshall has identified this as a resource that should be in some way maintained. The road is still bounded by stone walls. There was significant discussion of this item during 2002, and a proposed description of an offer of dedication was submitted and accepted for layout.

The board should confirm this offer of dedication is still desired, and following same, the applicant should be reminded that the board previously required that appropriate notification be made to all prospective unit purchasers that the roadway may at some time be a "through Town roadway". The applicant was to add a note on the plan, include such condition in the prospectus submitted to the State Attorney General, and a file a declaration to this effect, cross-referenced to any deeds of record.

7. The applicant, in consideration of the utility service and district requests made to the Town, previously offered to contribute \$87,544 toward water system improvements. This obligation, as well as any other such off-site contributions subsequently determined by the Town Board, should be considered an obligation of the site plan approval.
8. The applicant should be reminded that the New Windsor Code has provisions for expiration of site plan approvals. The applicant has been cautioned (and should be reminded on the record again at this meeting) that there is expiration for site plan approval per the Town Code (180 days to meet conditions of approval, with a maximum of two 90-day extensions possible).
9. If the Board grants conditional final approval, the conditions should include the following, and any others established by the board:
 - That the applicant receives final approval from the Town Board for the extension of the water district to service this development, as well as a final write-off memo from Town Engineer Richard McGoey, P.E., and the Water Superintendent.
 - That the applicant receive final approval from the Town Board for the extensions of the sewer district to serve this development, as well as a final write-off memo from Town Engineer Richard McGoey, P.E. and the Sewer Superintendent.
 - That the applicant obtains a Highway Work Permit from the NYSDOT prior to requesting any building permits.
 - Final review of plan set for compliance with all previous comments and requirements by the Engineer for the Planning Board.
 - The Planning Board should require that a bond estimate be submitted for this Site Plan in accordance with in accordance with Chapter 137 of the Town Code.

- Approval from the Fire Inspector should be on file to verify that the numbering and road names have been approved in conformance with the 911 Policy of the Town.
- Payment of any off-site improvement contributions, as per the determination of same by the Town Supervisor/Town Board.
- Payment of all applicable fees and submittal of any documents required by Town for offers of dedication or easements.

Respectfully Submitted,



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

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