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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PATRIOT BLUFF CONDO SITE PLAN
 (LANDS OF RPA ASSOC.)
PROJECT LOCATION: NYS ROUTE 32 AND UNION AVE (CR 69)
 SECTION 4 – BLOCK 2 – LOT 21.2
PROJECT NUMBER: 01-65
DATE: 10 DECEMBER 2008
DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A 175-UNIT
 MULTI-FAMILY CONDOMINIUM SITE PLAN ON THE WESTERLY
 PORTION OF THE RPA PROPERTY. THE PLAN WAS PREVIOUSLY
 REVEIWED AT THE 12 DECEMBER 2001, 22 MAY 2002, 10 MARCH 2004, 9
 MAY 2007, 27 JUNE 2007, 8 AUGUST 2007, 10 SEPTEMBER 2008, AND
 12 NOVEMBER 2008 PLANNING BOARD MEETINGS. *THE APPLICATION
 IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.*

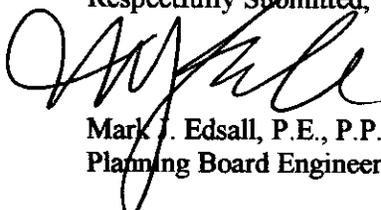
1. This site plan development is a component of the Planned Unit Development (PUD) previously reviewed and approved by the Town Board. The applicant currently has a site plan application (01-65) and a subdivision application (01-66) before the Planning Board. The current proposal is development the entire property as multi-family residential, with a total unit count of 175.

The Board previously identified the need for the preparation of a Draft Supplemental Environmental Impact Statement (DSEIS), to identify and update potential impacts which may have changed since the original Determination and Findings were made by the Town Board. The Planning Board agreed to a Scope for the SDEIS, and the applicant has moved forward with the preparation of the document.

The Applicant submitted a DSEIS and the same was considered at the November 2008 regular meeting, at which time the Board determined the document “complete and suitable for public review”.

2. The purpose of this meeting appearance is a Public Hearing for the Site Plan and the SDEIS. We will utilize this meeting to hear the public’s comments such that such comments can be considered in our continued review of the project.

Respectfully Submitted,



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

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