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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: MEADOWBROOK ESTATES MAJOR SUBDIVISION
PROJECT LOCATION: OFF N.Y.S. ROUTE 94 (Near Meadowbrook Lodge)
SECTION 65 – BLOCK 1 – LOT 61.1 and 61.2
PROJECT NUMBER: 01-42
DATE: ~~13 JUNE~~ 2001 Aug 14
DESCRIPTION: THE APPLICATION IS FOR A 74 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN NEW WINDSOR, WITH AN ADDITIONAL 16 LOTS IN THE TOWN OF CORNWALL (90 LOTS TOTAL). THE PLAN WAS PREVIOUSLY REVIEWED AT THE 13 JUNE 2001 AND 22 MAY 2002 PLANNING BOARD MEETINGS.

1. The project is located to the northwest of the Meadowbrook Lodge. As previously noted the plan has been revised to propose a total of 74 lots in New Windsor, rather than the 165 originally proposed (interim plans also showed 127 and 118 lots). For information purposes, the Cornwall lot count has been reduced to 16 from the original 18 proposed.
2. A Lead Agency Coordination Letter was issued and over 30 days have expired since it was sent to all agencies. I am aware of no other agency, which has indicated an interest to assume the Lead Agency position under SEQRA; as such, I recommend that the New Windsor Planning Board formally assume that position at this meeting.

Also with regard to SEQRA, the applicant has indicated intent to submit a Full Environmental Assessment Form, with attached reports, for consideration under SEQRA. This Board has the option of accepting this as an adequate submittal, or has the option of adopting a "positive declaration" and requesting submittal of a DEIS. I recommend that the Board NOT make that decision at this meeting, but rather do so after the Board has the opportunity to review the submittal, discuss the content, and coordinate with the Town of Cornwall. I would suggest a meeting between the two planning board chairmen in this regard. I can coordinate same if acceptable to Chairman Petro.

3. It is my understanding that the applicant is working out the details for municipal water and sewer services. Whether the water service is from New Windsor or from Cornwall, an intermunicipal agreement will be needed for both sewer and water. I will work with the Town Attorney in this regard.

Respectfully Submitted,



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

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