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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:** 12 DECEMBER 2001

**DESCRIPTION:** THE APPLICATION INVOLVES THE DEVELOPMENT OF A MULTI-FAMILY CONDOMINIUM SITE PLAN ON THE WESTERLY PORTION OF THE RPA PROPERTY. THE PLAN WAS REVIEWED VERY CONCEPTUALLY. THE APPLICATION PROPOSES 124 UNITS ON 29.38+/- ACRES.

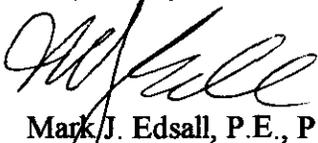
1. The Board should note that this site plan development is a component of the Planned Unit Development (PUD) previously reviewed and approved by the Town Board.

As an initial step, it would be of benefit that the applicant's engineer provide a comparison of the multi-family development evaluated in the PUD documents, to that proposed in this application.

2. The review by the Town Board also included a complete SEQRA review and determination. It would be appropriate that the applicant's engineer confirm/document that the various potential environmental impacts resultant from this application are consistent with those considered in the previous SEQRA review. This is a similar approach to that done by the Planning Board in their review of the RPA site plan at Rt. 32 and Union Avenue.
3. The plans also note lot line changes to occur. These should be the subject of separate applications made to the Board, which can be considered concurrent with this application.

4. Some initial comments are as follows:
- a. Layout of the sewer collection/conveyance system will need to consider both municipal and private mains.
  - b. Similarly, the water system configuration should consider potential need for Town extensions and/or cross-connections.
  - c. Capacity of the water system in this area is in serious question. Upgrade of the pumping facilities near the Union Ave. tank would appear necessary.
  - d. Does the project propose a common and/or recreation building?
  - e. Is this a separate condo association from the development below the Newburgh school?
  - f. Additional parking areas for visitors, etc. should be considered.
  - g. Recycling/Waste Centers must be added to the plan.
5. If the Board finds the conceptual layout of this site plan acceptable, it is anticipated that the applicant's engineer will proceed with the preparation of a complete set of drawings for the site plan development. Once received, I will proceed with my detailed review.

Respectfully Submitted,



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

MJE/st  
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