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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

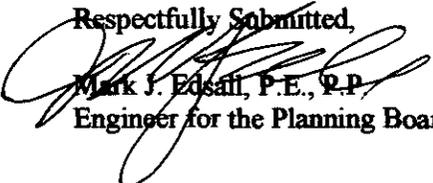
PROJECT NAME: SILVER STREAM ROAD CORPORATE PARK SITE PLAN
(PROPOSED 100,000 S.F. BUILDING)
PROJECT LOCATION: SILVER STREAM ROAD (OFF NYS RT. 207 near Thruway)
SECTION 3 – BLOCK 1 – LOT 35
PROJECT NUMBER: 07-29
DATE: 24 OCTOBER 2007
DESCRIPTION: THE APPLICATION PROPOSES THE DEVELOPMENT OF A
100,000 S.F. MANUFACTURING USE ON THE 15.5 ACRE PROPERTY. THE
PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located in the Planned Industrial (PI) zoning district of the Town. The proposed manufacturing use is a use Permitted by Right. The "required" bulk table on the plan is correct for the zone and use. The "provided" values in the table should be completed with actual values based on the site plan proposed. The site appears to comply with all bulk requirements.

The applicant has requested review for "sketch site plan approval". No such approval exists; however, the Board could provide a consensus following the initial review.

2. My concept comments based on an initial review of the plans are as follows:
 - The upper road shown on the left side of the plan is actually the upper end of Silver Stream Road. Reference to Square Hill Road should be corrected.
 - The project, as currently proposed, utilizes a significant portion of Silver Stream Road which is substandard. I have discussed this application with the Highway Superintendent and he advises the road must be improved, and a design plan regarding the same should be submitted.
 - The truck traffic generated from this site will exacerbate the existing traffic operational problems at NYS Route 207 west of Union Avenue (near the Thruway and the Silver Stream / Rt. 207 intersection). This is a significant concern which must be addressed.
3. Once a complete set of plans is submitted, we will continue our review.

Respectfully Submitted,


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Engineer for the Planning Board

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