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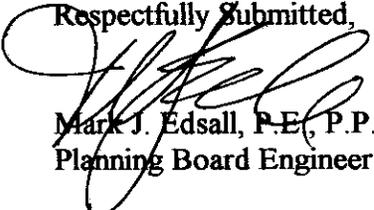
**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**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:** 22 MAY 2002  
**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  
AND 10 OCTOBER 2001 PLANNING BOARD MEETINGS.

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.
2. The Applicant is now requesting scheduling of the necessary public hearing. Some “open” issues which are in progress, but need not delay the Public Hearing, are the following:
  - The Applicant must receive approval from the Town Board for the extension of the water district to service this development.
  - Adequate sewer collection capacity must be confirmed to service this development.
3. Procedurally, the Board has circulated a Lead Agency coordination letter under SEQRA and has assumed the position of Lead Agency. Until the above documentation/issues are concluded, a determination under SEQRA *cannot* be made. In addition, the Board will need to determine whether the current submittal (a short form EAF) is acceptable. If not already provided, a Full EAF would appear necessary, at minimum, being available for the public hearing.

4. It would appear an appropriate time for a referral to the NYSDOT for initial comments. If available following this meeting, two (2) sets of plans should be provided to our office for this purpose.

Respectfully Submitted,



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

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