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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: 10 SEPTEMBER 2003
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, 22 MAY 2002, 14 AUG 2002, 23 APRIL 2003 AND 25 JUNE 2003 PLANNING BOARD MEETINGS.

1. The applicant is before the Board for consideration of a negative declaration for the SEQRA process, as well as consideration of preliminary approval.

A proposed resolution for the Negative Declaration is attached. This can be discussed by the Board with the undersigned and the applicant.

Relative to the Preliminary Approval request, I have some concerns that can be handled as conditions (see next comment).

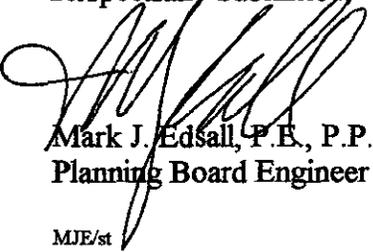
2. The plans are generally in good preliminary condition, but there are areas that must be defined **BEFORE** applications are referred to other agencies for review and approval. As such, it is my recommendation that any Preliminary Approval considered, be based on the condition that the following issues will be addressed (and appropriate meetings held with Town representatives) prior to preparation of agency applications.
 - The plans included references to what appear to be intended lot line changes (notations of balances of lots to be conveyed to other lots). This must be properly referenced on the plans.

REGIONAL OFFICES

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- A licensed surveyor must prepare the subdivision plat. Metes and Bounds must be shown for all perimeter and interior lot lines. A preliminary plat should be prepared and the surveyor verify zoning compliance for each lot.
- The Town line results in several of the lots being split between the towns. Lots 11, 12, 13, 16, 17 and 81 are involved. On the final plan, notes should be included which mandate that the residences will be placed such that the primary structure and all accessory structures are within one town jurisdiction
- The Highway Superintendent has reviewed Road layout, drainage and roadway profiles in concept. It is recommended that a preliminary review meeting be held prior to preparation of agency applications to verify his concurrence with the layout of the project. (plans must call out road slopes on all profiles).
- Related to the Highway Superintendent review, the town line cuts roadways and coordination must occur between the two town highway superintendents.
- Off site improvements are proposed as part of the project. These should be further detailed as part of agency applications, and added to the submittal set. Appropriate design meetings with Town department personnel will be required.
- As per the Town's 911 Policy, this project should have the street name and 911 address numbering assigned at this time.
- Final coordination of utility routing thru the Town Park will be required.

Respectfully Submitted



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

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