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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: 22 MAY 2002

DESCRIPTION: THE APPLICATION INVOLVES THE DEVELOPMENT OF A MULTI-FAMILY CONDOMINIUM SITE PLAN ON THE WESTERLY PORTION OF THE RPA PROPERTY. THE PLAN WAS PREVIOUSLY REVEIUED IN CONCEPT AT THE 12 DECEMBER 2001 PLANNING BOARD MEETING.

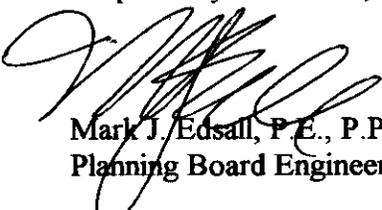
1. As previously noted, this site plan development is a component of the Planned Unit Development (PUD) previously reviewed and approved by the Town Board. *The unit count has been reduced from 124 to 106 from the last submittal.* A common club house building with pools, excess “visitor” parking, and recycling/waste centers, are now part of the plan.

As I previously recommended, the applicant’s engineer should 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. To remind the Board and the applicant, some initial comments from my previous review, and this follow up review are as follows:
 - a. The lot line change depicted on the plan will require a separate application.
 - b. Sewer system will include both municipal and private improvements.
 - c. Water system will include municipal and private improvements, and cross-connections should be considered wherever possible.
 - d. Capacity of the water system in the Union Ave. area is of concern.
 - e. A separate condo association (or separate phase) for this site should be considered.
4. 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

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