



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@mhepc.com

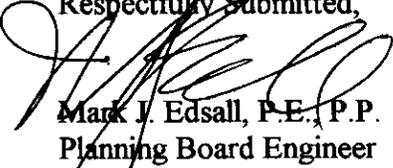
Writer's E-mail Address:
mje@mhepc.com

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: 13 JUNE 2001
DESCRIPTION: THE APPLICATION IS FOR A 183 LOT SINGLE-FAMILY RESIDENTIAL
SUBDIVISION LOCATED ACROSS THE CORNWALL/NEW WINDSOR
TOWN LINE. THE PLAN WAS REVIEWED VERY CONCEPTUALLY ONLY

1. The project is located to the northwest of the Meadowbrook Lodge. The plan has been revised to propose a total of 74 lots in New Windsor, rather than the 165 originally proposed (interim plans also showed 127 and 118 lots). For information purposes, the Cornwall lot count has been reduced to 16 from the original 18 proposed.
2. It is my understanding that the applicant is working out the details for municipal water and sewer service from the Town of New Windsor. I will monitor this progress and work with the Attorney for the Town, and will advise the Board once the details and approvals are complete. Eventually, NYSDEC and OCDOH approvals will be required.
3. Once the Board is "comfortable" with the lot density and layout in concept, I would anticipate that the applicant will submit more detailed plans for continued review by our office.
4. If the Board believes the applicant can proceed with this layout, I would recommend that the Planning Board authorize the issuance of a Lead Agency Coordination Letter for the project, to begin the SEQRA review process.

Respectfully Submitted,


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