



**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

fax: (845) 567-3232

e-mail: mheny@mhepc.com

**TOWN OF NEWBURGH
PLANNING BOARD
REVIEW COMMENTS**

PROJECT: MID HUDSON MARINA PROPOSED TOWNHOUSE
PROJECT NO.: 10-19
PROJECT LOCATION: SECTION 121, BLOCK 2, LOT 1 AND 2
PROJECT REPRESENTATIVE: CHAZEN COMPANIES
REVIEW DATE: 17 APRIL 2012
MEETING DATE: 19 APRIL 2012

1. The applicants have provided revised SEQRA information including historic studies dating back to 1996. A SEQRA comparison has been provided identifying that impacts associated with the current proposal would not have a significant impact above that which was included in the original environmental impacts review which included 21 single family homes, a 263 slip marina, 217 parking spaces, a 5,500 square foot restaurant and a significant riverfront boardwalk. A 2006 review identified 20 townhouses, a 1345 square foot gatehouse, 3,000 square foot cabana, 110 slip marina and other associated improvements. The current proposal identifies 7 sailboat moorings, 50 feet of floating dock, 20 townhouses. The major concerns regarding the subject project in the environmental impact studies where impacts associated with traffic along local roadways.
2. Stormwater Management and engineering design of the site plan will be reviewed upon actions of the Town Board and Planning Board. Currently conceptual designs are provided with on site water, sewer and stormwater management facilities proposed. Additional review will be undertaken once detail design plans and reports are provided by the applicant's representative.

Respectfully submitted,

**McGoey, Hauser & Edsall
Consulting Engineers, P.C.**

Patrick J. Hines, Associate

REGIONAL OFFICES

- 111 Wheatfield Drive • Suite 1 • Milford, Pennsylvania 18337 • 570-296-2765 •
- 540 Broadway • Monticello, New York 12701 • 845-794-3399 •