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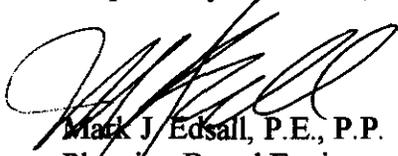
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**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**PROJECT NAME:** RAKOWIECKI MAJOR SUBDIVISION  
**PROJECT LOCATION:** OFF ASHLEY /RIDGEVIEW RD./FINLEY DR.  
(BEAVER DAM LAKE AREA)  
SECTION 57 – BLOCK 1 – LOT 88.21  
**PROJECT NUMBER:** 01-26  
**DATE:** 9 MARCH 2005  
**DESCRIPTION:** THE APPLICATION INVOLVES THE SUBDIVISION OF THE 34.4+/-  
ACRE PARCEL INTO THIRTY-SIX (36) SINGLE-FAMILY  
RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT  
THE 14 MARCH 2001, 11 JUNE 2003 AND 22 SEPTEMBER 2004  
PLANNING BOARD MEETINGS.

1. The property is located in the R-3 Zoning District of the Town. The application is “grand-fathered” and is subject to the former zoning bulk tables.
2. The applicant has made significant progress with the preparation of Preliminary Plans and has written to the Board to request authorization for the Preliminary Public Hearing. We recommend that the Board authorize the hearing, subject to our verification that a complete Preliminary Plan is submitted and acceptance of the Stormwater Pollution Prevention Plan.

Respectfully Submitted,



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

MJE/st  
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