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## **PROJECT ANALYSIS**

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2007-22

PROJECT NAME: Bryant Subdivision

LOCATION: Cronomer Heights Drive (75-1-46)

TYPE OF PROJECT: 2 lot residential subdivision (3.32 acres)

DATE: March 30, 2012

REVIEWING PLANNER: Bryant Cocks

### **PROJECT SUMMARY:**

Approval Status: Submitted May 25, 2007, Preliminary Approval granted November 1, 2007

SEQRA Status: Unlisted, negative declaration issued September 20, 2007, Public Hearing closed  
November 7, 2007

Zone/Utilities: R-3/individual wells and septic

Map Dated: November 21, 2011

Site Inspection: July 2, 2007

Planning Board Agenda: April 5, 2012

Consultant/Applicant: Zen Design Consultants, Inc. – Ken Lytle

Copies have been sent to: John P. Ewasutyn at the Planning Board Office, James Osborne, Gerald Canfield, Michael Donnelly, Patrick Hines, Karen Arent and Ken Wersted on March 30, 2012

### **COMMENTS AND RECOMMENDATIONS:**

1. The applicant has provided a letter from the Orange County Health Department stating that all of their comments have been addressed. The applicant will need to receive the final Health Department Approval before the plans can be signed by the Chairman.
2. All of our previous comments have been addressed, as the Health Department Approval was the only outstanding issue.
3. The only additional comment I have is the inclusion of the buildable area requirement for the new lot. Since there was no grandfathering provision in the new Zoning section, the applicant will need to demonstrate this requirement on the plans. There looks to be more than adequate area for the required box.

The above comments represent my professional opinion and judgment, but may not necessarily, in all cases, reflect the opinion of the Planning Board. Please revise your plans to reflect these comments with the understanding that further changes may be required. In all cases the requirements of the Zoning Law and Subdivision Regulations shall be adhered to by the applicant and shall be shown on the plans. Where variances to the Zoning Law are required or where waivers from the Subdivision Regulations are needed, specific requests shall be made to the Planning Board for waiver or for referral to the ZBA. These comments are prepared based on current zoning and subdivision regulation requirements. Any change in those regulations prior to final approval of these plans could require revisions beyond the scope of my existing comments.