

BC Planning, LLC
555 Route 32, PO Box 489
Highland Mills, New York 10930
(845) 827-5763
Fax: 827-5764
Email: bcocks@frontiernet.net

MUNICIPALITY: Town of Newburgh

TOWN PROJECT NUMBER: 12-03

PROJECT NAME: Callas Subdivision

LOCATION: Route 300, north of East Rock Cut Road (3-1-144)

TYPE OF PROJECT: Two lot subdivision with one existing 2 family dwelling, new lot will be a single family dwelling (3.306 ac)

DATE: May 2, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted February 8, 2012

SEQRA Status: Unlisted

Zone/Utilities: AR/individual well and septic

Map Dated: February 28, 2012

Site Inspection: February 8, 2012

Planning Board Agenda: May 3, 2012

Consultant/Applicant: Fine and Associates

Copies have been sent to: John P. Ewasutyn at the Planning Board office, James Osborne, Michael Donnelly, Karen Arent, Ken Wersted, Patrick Hines and Gerald Canfield on May 2, 2012

Comments and Recommendations:

1. I have no further comments on the subdivision plans at this time. The applicant did not submit revised plans since the last Planning Board meeting but did address my previous comments on those plans.
2. I have emailed Chad Wade regarding the OCPD review of the subdivision plans. The thirty day window for their review has not expired at this time.

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 a 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.