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MUNICIPALITY: Town of Newburgh

TOWN PROJECT NUMBER: 12-04

PROJECT NAME: Carlos Dominguez Duplex

LOCATION: New Road (39-1-14.0)

TYPE OF PROJECT: Site plan for two-family home (1.6 ac)

DATE: March 30, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted February 2, 2012

SEQRA Status: Unlisted

Zone/Utilities: R-2/municipal water and individual septic

Map Dated: March 12, 2012

Site Inspection: February 8, 2012

Planning Board Agenda: April 5, 2012

Consultant/Applicant: Talcott Engineering Design PLLC

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 March 30, 2012

Comments and Recommendations:

1. The applicant has provided a full set of plans, as requested. A signed copy of the survey sheet was also provided by the applicant, who will need to provide the stamped and sealed copy for approval.
2. The applicant has included the adjacent property owners, as requested.
3. I have no additional comments on the site plan at this time. The applicant has included architectural drawings for the Planning Board's review, but should bring color copies to the meeting.

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.