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**MUNICIPALITY:** Town of Newburgh

**TOWN PROJECT NUMBER:** 12-09

**PROJECT NAME:** Chili's Exterior Reimage

**LOCATION:** 1274 Route 300, Palmerone Farms site (97-2-34.0)

**TYPE OF PROJECT:** Amended ARB review of exterior of existing Chili's Building (.592 ac)

**DATE:** May 2, 2012

**REVIEWING PLANNER:** Bryant Cocks

**PROJECT SUMMARY:**

Approval Status: Plans submitted May 1, 2012

SEQRA Status: Type II

Zone/Utilities: IB/municipal water and sewer

Map Dated: No dates on ARB drawings

Site Inspection: May 1, 2012

Planning Board Agenda: May 3, 2012

Consultant/Applicant: Laurel Walyga, Core States Group

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. The applicant is before the Planning Board for an Amended ARB Approval for the existing Chili's Building on the Palmerone Farms site. The applicant is proposing to remove the existing Chili's sign on the building, along with the steel 3-D Chili logo, and replace them with new signage. The awnings will also be replaced. The applicant has supplied all necessary ARB documentation, including the application to the Planning Board, and all colors and materials on the ARB drawings. The signage will be within the allowable limits of the site and match the existing signage on the building. The applicant did not include a signage chart on the ARB drawings, and it should be included as a condition of approval, if the Planning Board chooses to grant the approval at tonight's meeting. The applicant should also include dates on the ARB drawings.

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.