

BC Planning, LLC
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PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh TOWN PROJECT NO. 2012-25

PROJECT NAME: Country Estates Amended Subdivision
LOCATION: Laurie Lane (40-3-3.0 and 10)
TYPE OF PROJECT: Lot consolidation and one new home (.8 acres)
DATE: December 28, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted December 14, 2012
SEQRA Status: Unlisted
Zone/Utilities: R1/municipal water and individual septic
Site Inspection: December 14, 2012
Planning Board Agenda: January 3, 2013
Map Dated: December 3, 2012
Consultant/Applicant: Engineering & Surveying Properties
Copies have been sent to: John P. Ewasutyn at the Planning Board office,
James Osborne, Gerald Canfield, Michael Donnelly, Karen Arent, Ken Wersted and
Patrick Hines on December 28, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant is before the Planning Board to consolidate lots 3 and 10 of an existing subdivision (Country Estates) on Laurie Lane off Route 300. The lots were constructed in 1959 and therefore do not meet current zoning regulations. The consolidation of the lots will provide the applicant with the opportunity to construct one new home, with several variances necessary for approval.
2. The applicant will need to be referred to the ZBA for the following variances:
 - A. Minimum Lot Area (40,000 sq. ft. required, 35,022 proposed)
 - B. Minimum Lot Width (150 ft. required, 102.34 proposed)
 - C. One Side Yard (30 ft. required, 23.34 proposed)
 - D. Both Side Yards (80 ft. required, 51.34 proposed)
3. The applicant has not shown the minimum buildable area requirement as required under Section 185-48.5 of the Zoning Law. In the R-1 Zone a lot with municipal water and an individual septic system must demonstrate a 10,000 square foot buildable area. This requirement should be shown in the bulk table and if it cannot be met another variance would be required.

4. The bulk table should also include the lot surface coverage and lot building coverage percentages.
5. The driveway for the Naclerio lot extends into the proposed lot. Is the applicant planning on relocating the whole driveway or provide an access easement? If an easement is to be drafted it will be reviewed by Michael Donnelly. There is also a shed to be removed that belongs to the Naclerio lot.
6. This project is within 500 feet of Route 300 so a referral to the Orange County Planning Department is required.

The above comments represent our 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 our existing comments.