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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: June 14, 2013
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted December 14, 2012
SEQRA Status: Unlisted
Zone/Utilities: R3/municipal water and individual septic
Site Inspection: December 14, 2012
Planning Board Agenda: June 20, 2013
Map Dated: May 24, 2013
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 June 14, 2013

COMMENTS AND RECOMMENDATIONS:

1. The applicant has revised the plans to show this lot in an R-3 zoning district. The lot meets all zoning requirements at this time and no variances will be necessary. The applicant has provided the calculation for the buildable area in the bulk table but it is not shown on the plans, as required. A lightly hatched or shaded area of 4,500 square feet should be shown on the parcel.
2. This project is a consolidation of two lots and the construction on one house. I believe it is an amended subdivision and therefore would require a public hearing. The applicant will be required to complete the new mailing procedures and include both the adjoiner notice and the public hearing notice in the mailing. A laminated copy of the public hearing notice would also be required to be posted on the property. This neighborhood has been in existence for over half a century so I would imagine the neighbors would like to know what is happening before construction commences.
3. The Orange County Health Department issued their approval for the septic design on May 29, 2013.

4. The applicant has indicated that it will be the property owner's responsibility to remove the sheds prior to construction; the Planning Board should discuss whether they would like to see these sheds removed before the Public Hearing takes place in case there is public comment. The removal of the sheds could also be a condition of approval that would need to be demonstrated to the Planning Board before the plans can be signed.

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.