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## **PROJECT ANALYSIS**

**MUNICIPALITY:** Town of Newburgh

**TOWN PROJECT NO.** 2007-18

**PROJECT NAME:** FCB Properties

**LOCATION:** Route 32 and Powelton Road (80-5-10)

**TYPE OF PROJECT:** Site plan for 6,420 sq. ft. expansion of an existing 5,000 sq. ft. retail store and ARB Approval

**DATE:** July 30, 2012

**REVIEWING PLANNER:** Bryant Cocks

### **PROJECT SUMMARY:**

**Approval Status:** Submitted May 4, 2007, approved plans signed and sealed July 22, 2011, First Amended plans approved March 15, 2012, Second Amended plans submitted July 27, 2012

**SEQRA Status:** Unlisted, coordinated, Negative Declaration issued June 21, 2007

**Zone/Utilities:** B/central water and sewer

**Map Dated:** July 20, 2012

**Planning Board Agenda:** August 2, 2012

**Consultant/Applicant:** Darren Doce, PE, Doce Associates

**Copies have been sent to:** John P. Ewasutyn at the Planning Board office, James Osborne, Michael Donnelly, Karen Arent, Ken Wersted, Patrick Hines, Gerald Canfield on July 30, 2012

### **COMMENTS AND RECOMMENDATIONS:**

1. The applicant has submitted site plans and architectural drawings for the 6,420 sq. ft. expansion of the existing 5,000 square foot building. The site plan will need to be amended because the first amended approval showed a 7,430 sq. ft. building expansion. The site plan was revised to reduce the size of the building expansion to accommodate a drive thru lane for a bank on the west side of the building.
2. The plans were amended to reflect my comment for the addition of 2 handicap spaces in front of the building. The number of parking spaces has not changed, even though the building size has been reduced. There will be more than adequate parking on site.

3. The ARB drawings should include a detailed signage chart. The total allowable signage should be compared to the amount of signage to be allocated for each individual building sign and the individual pylon sign near the entrance.
4. Colors and material samples should be submitted or brought to the Planning Board meeting for the Board's review. The current ARB drawings are not in color. The details of the colors and materials should be listed 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.