

BC Planning, LLC
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PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh

TOWN PROJECT NO. 2012-21

PROJECT NAME: Flaming Grill and Buffet

LOCATION: Bed, Bath and Beyond Building in the Newburgh Mall (60-3-41.21)

TYPE OF PROJECT: Site Plan Amendment and ARB (48.78 acres)

DATE: December 14, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted October 11, 2012, Conditional Final Site Plan and ARB

Approval granted October 18, 2012

SEQRA Status: Unlisted

Zone/Utilities: IB/municipal water and sewer

Site Inspection: October 11, 2012

Planning Board Agenda: December 20, 2012

Map Dated: November 20, 2012

Consultant/Applicant: Minuta Architecture

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 14, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant is before the Planning Board for an Amended ARB Approval. The applicant is lowering the parapet on the roofline of the building to conform to Bed, Bath and Beyond's requests. There will be no changes to the signage on the building and the front façade will still be high enough to screen the rooftop units when standing in front of the building. No landscaping has changed at this time.

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.