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### **PROJECT ANALYSIS**

MUNICIPALITY: Town of Newburgh

OUR PROJECT NO. 01-10-18

TOWN PROJECT NO. 02-33

PROJECT NAME: Greiner Subivision

LOCATION: Lattintown Rd. opposite Merritt Lane on a new town road Greiner Lane (7-1-22.25)

TYPE OF PROJECT: 5 single-family lots in an agricultural district

DATE: August 31, 2012

REVIEWING PLANNER: Bryant Cocks

#### **PROJECT SUMMARY:**

Approval Status: Submitted May 17, 2002, major revision April 1, 2004 and March 7, 2005, resubmitted December 2, 2010, revised to minor subdivision July 31, 2012

SEQRA Status: Unlisted, Pl. Bd. is lead agency as of July 7, 2002, negative declaration issued January 19, 2006, Re-Affirmed August 16, 2012

Zone/Utilities: AR/wells and septic systems

Site Inspection: May 23, 2002, May 28, 2004, December 1, 2010

Planning Board Agenda: September 6, 2012

Map Dated: July 17, 2012

Consultant/Applicant: Greg Shaw P.E.

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 August 31, 2012

#### **COMMENTS AND RECOMMENDATIONS:**

1. The applicant is before the Planning Board for a public hearing, the following comment from my last review can be addressed as a condition of approval.
2. A buildable area plan has been provided by the applicant. All lots meet the requirement but lots 5 and 9 need to show a rectangular box around the home to meet the zoning requirement.

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.