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MUNICIPALITY: Town of Newburgh

TOWN PROJECT NUMBER: 2011-17

PROJECT NAME: Hickory Hill Subdivision
LOCATION: 150 Hickory Hill Road (47-1-64.22)
TYPE OF PROJECT: 5 lot residential subdivision (15.4 ac)
DATE: May 31, 2013
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted August 4, 2011, re-submitted December 17, 2012
SEQRA Status: Unlisted
Zone/Utilities: R-1/individual wells and septic systems
Map Dated: April 11, 2013
Site Inspection: August 4, 2011
Planning Board Agenda: June 6, 2013
Consultant/Applicant: Charles Brown, PE – Talcott Design Engineering PLLC
Copies have been sent to: John P. Ewasutyn at the Planning Board office, James Osborne, Michael Donnelly, Karen Arent, Ken Wersted, Patrick Hines and Gerald Canfield on May 31, 2013

Comments and Recommendations:

1. The applicant is before the Planning Board for a Public Hearing. The affidavit has been submitted and is in order, as well as the notices in the Sentinel and Mid-Hudson Times. There has been no revised plan submitted at this time so the following comments from the previous meeting will need to be addressed as conditions of approval.
2. The 10,000 square foot buildable area requirement can be demonstrated on the Grading Plan as a lightly shaded area. If this is confusing because of the amount of data on the Grading Plan, it can be shown on the Subdivision Plan.
3. The applicant indicated that the survey and wetland delineation will be provided at a later date. The wetland delineation should be provided for the Planning Board's review. The survey sheet can be stamped and sealed for the final signing of the plans.
4. I have not received an approval letter from the Highway Superintendent at this time.

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.