

BC Planning, LLC
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PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh TOWN PROJECT NO. 2012-20

PROJECT NAME: Master Developers, LLC
LOCATION: River Road, near the Oak Street intersection (9-3-53.21, 53.22, 53.23)
TYPE OF PROJECT: Lot line change (3.2 acres)
DATE: September 14, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted September 13, 2012
SEQRA Status: Unlisted
Zone/Utilities: R-1/individual wells and septic system
Site Inspection: September 13, 2012
Planning Board Agenda: September 20, 2012
Map Dated: August 31, 2012
Consultant/Applicant: Richard Spisto – Master Developers, LLC
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 September 14, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has submitted a plan for a lot line change, which will consolidate three approved lots into two. The plans show all applicable information and meet the lot line change requirements of Section 163-12.1. No variances will be required for the two new lots.
2. The applicant will need to show a 10,000 square foot buildable area box in both lots to meet the requirements of Section 185-48.5: Residential Lot Area.
3. Since this is a simple lot line change, there is no public hearing requirements, although the Planning Board does have the option to hold one.
4. A SEQRA Determination is required, and I would recommend granting a negative declaration.

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.