

BC Planning, LLC
555 Route 32, PO Box 489
Highland Mills, New York 10930
(845) 827-5763
Fax: 827-5764
Email: bcocks@frontiernet.net

MUNICIPALITY: Town of Newburgh **TOWN PROJECT NUMBER:** 10-19
PROJECT NAME: Mid Hudson Marina
LOCATION: River Road at the bottom of Oak Street (121-2-1.0 and 2.0)
TYPE OF PROJECT: 20 Townhouse Units and 8 sailboat moorings with clubhouse (20.38 ac)
DATE: May 31, 2013
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted September 16, 2010
SEQRA Status: Unlisted
Zone/Utilities: R-1/Individual water supply well and onsite sewage disposal system
Map Dated: July 24, 2012
Site Inspection: September 16, 2010
Planning Board Agenda: June 16, 2013
Consultant/Applicant: George Cronk, PE; The Chazen Companies
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 to discuss a new well and septic location, as requested by the DEC and Orange County Health Department. The location of the buildings, roadway, landscaping and associated amenities has not changed at this time.
2. I have no additional comments on the well and septic locations. If the site plan changes when the water and septic systems are finalized the plans will be further reviewed.

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.