

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

**MUNICIPALITY:** Town of Newburgh

**TOWN PROJECT NUMBER:** 12-24

**PROJECT NAME:** Noah Estates Section II

**LOCATION:** Corner of Noah Place and Rock Cut Road (86-1-95.1)

**TYPE OF PROJECT:** 4 lot residential subdivision (3 new, 1 existing - 6.48 ac)

**DATE:** December 14, 2012

**REVIEWING PLANNER:** Bryant Cocks

**PROJECT SUMMARY:**

Approval Status: Plans submitted November 13, 2012

SEQRA Status: Unlisted, Negative Declaration issued November 15, 2012

Zone/Utilities: R-2/Individual well and septic

Map Dated: October 24, 2012

Site Inspection: November 13, 2012

Planning Board Agenda: December 20, 2012

Consultant/Applicant: Daniel Yanosh, LLS

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 December 14, 2012

**Comments and Recommendations:**

1. The applicant is before the Planning Board for a Public Hearing. No new plans have been provided and the following comment will need to be addressed by the applicant.
2. The applicant will need to demonstrate the 10,000 square foot buildable area requirement listed in Section 185-48.5.E on the plans and in the bulk table. It looks as though all lots will meet this requirement, but there are wetlands on lot 8 so it is possible that a variance would be required if it cannot be met. There are no other variances necessary for the 3 new of 1 exiting lot.

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.