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MUNICIPALITY: Town of Newburgh

TOWN PROJECT NUMBER: 12-10

PROJECT NAME: Pomarico Site Plan

LOCATION: 1227 Route 300, next to Lowe's (96-1-5)

TYPE OF PROJECT: Site Plan Exemption for change of use in existing building (.592 ac)

DATE: May 2, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted May 1, 2012

SEQRA Status: Type II

Zone/Utilities: IB/municipal water and sewer

Map Dated: Survey dated June 26, 2003

Site Inspection: May 1, 2012

Planning Board Agenda: May 3, 2012

Consultant/Applicant: Michael Pomarico, Little Brick House Properties

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 2, 2012

Comments and Recommendations:

1. The applicant is requesting a site plan exemption (Section 185-56b) for a site plan which is below 2,500 square feet (existing building is 2,350 square feet). The applicant wishes to change the use of the building from an Aesthetic Technician's office to a Bridal Shop.
2. The project is a Type II action due to its size if the Planning Board decides not to grant the site plan exemption. If the exemption is not granted, the applicant will need to submit a full site plan application to the Planning Board.
3. The site currently has adequate parking to address the needs of the Bridal Shop.
4. I have no comments on the survey at this time. The survey is stamped and sealed, as required.

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.