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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2011-31

PROJECT NAME: Richichi Subdivision

LOCATION: Coach Lane, off Meadow Hill Road (95-1-4.222)

TYPE OF PROJECT: 3 lot residential subdivision with one existing home (10.78 ac)

DATE: April 16, 2013

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted December 13, 2011, resubmitted November 19, 2012

SEQRA Status: Unlisted, public hearing held January 17, 2013. Neg Dec issued December 6, 2012

Zone/Utilities: R-2 District/municipal water and sewer

Map Dated: April 11, 2013

Site Inspection: December 13, 2011

Planning Board Agenda: April 18, 2013

Consultant/Applicant: David Higgins, PE

Copies have been sent to: John P. Ewasutyn at the Planning Board Office, James Osborne, Gerald Canfield, Michael Donnelly, Patrick Hines, Karen Arent and Ken Wersted on April 16, 2013

COMMENTS AND RECOMMENDATIONS:

1. The applicant has received the open development area from the Town Board. The approval allowed for two single family residential homes through an access easement onto Coach Lane.
2. The applicant has provided topography in the area of development, but has not provided it for the full parcel, as required by the Subdivision Law. The Planning Board can waive the requirement for topography on the whole parcel if they feel it is not pertinent information for approval of the subdivision.
3. The bulk table will need to be labeled as single family homes, not two family as currently shown. The setback requirements are correct, it is just mislabeled.
4. The Residential Lot Area requirement of 4,500 square feet of unconstrained land must be shown for both new lots, as required under Section 185-48.5.E.3 of the Zoning Law. This is not currently shown on the plans, but there is more than enough area on both new parcels to meet the requirement.
5. There are two sheds to be removed from the property; a demolition permit must be obtained for removal. There is also one shed on the property line between lot 1 and the existing Richichi lot. This shed will either need to be removed, moved onto one lot or an easement must be put in place.
6. The applicant has removed the row of evergreen trees, as requested.

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 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.