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PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh

OUR PROJECT NO.00-10-56

TOWN PROJECT NO. 00-59

PROJECT NAME: U-Haul International

LOCATION: 5336 Rt. 9W-Middlehope Self-Storage (9-3-32 & 66)

TYPE OF PROJECT: Site plan for 3 story indoor self storage facility next to existing outdoor self-storage units (73,468 sq. ft expansion on a 4.85 acre site)

DATE: October 18, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted 12/6/00, lot line change approved 5/16/02, resubmitted to the Planning Board on July 15, 2010, Final Approval granted March 17, 2011

SEQRA Status: Unlisted, coordinated, original Intent for Lead Agency notice distributed 5/20/02, Negative Declaration issued March 17, 2011

Zone/Utilities: B/Town water and septic systems

Map Dated: October 10, 2012

Planning Board Agenda: October 18, 2012

Consultant/Applicant: Valdina Consulting Engineers

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 October 18, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has submitted an amended site plan showing a propane filling station on the north side of the parking lot, near the rental equipment parking area. The station is shown as being protected by crash posts, but no detail is given for the posts. I would assume they are bollards, but the applicant can discuss what they will be with the Planning Board. The posts should have a detail cut sheet added to the plans.
2. The applicant has provided details for the black wrought iron fence that will be replacing the existing fence along Route 9W.
3. The applicant has reduced the size of three existing buildings by 20 feet, nearest to the front of the site on Route 9W. The reduced size in this area of the site will increase the drive aisle width and provide better traffic movement on the site.

4. The landscaping for the site will be somewhat affected in the placement of the plantings, but the approved number of materials will remain.
5. There does not look to be a freestanding sign proposed on site, as was indicated in preliminary discussions with the applicant's representative. If this was an oversight on the plans it should be discussed by the applicant when in front of the Planning Board.

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.