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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2012-26

PROJECT NAME: Valon and Vaton Restaurant

LOCATION: NW Intersection of Stone Street and Rt. 9W (84-2-1.1)

TYPE OF PROJECT: Site Plan and Change of Use for conversion of 2,600 sq. ft. single family home to a 100 seat restaurant (.33 ac)

DATE: April 16, 2013

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted December 6, 2012

SEQRA Status: Type II – under 4,000 sq. ft.

Zone/Utilities: B District/municipal water and sewer

Map Dated: May 2, 2013

Site Inspection: December 6, 2012

Planning Board Agenda: May 16, 2013

Consultant/Applicant: Charles Brown, 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 May 14, 2013

COMMENTS AND RECOMMENDATIONS:

1. The applicant is now listing the restaurant as having 100 seats instead of 80. The parking calculation table has been revised to show 100 seats and the 27 spaces meet the Zoning requirement.
2. The architectural drawings now show color and material types, as requested. A color drawing should be brought to the Planning Board meeting for their review.
3. 15 foot high lighting fixtures are now shown in the detail sheet and on the site plan but no isofootcandle diagram has been provided. This is highly lit area of the Town because of the I-84 intersection, but impacts on adjacent properties should be reviewed by the Planning Board as with all site plans.
4. The applicant has provided the required affidavit of mailing for the public hearing and for posting the hearing notice at the property line. Photos of the posting have been provided.
5. The applicant will need approvals from the Town of Newburgh Highway Department for access onto Stone Street, City of Newburgh for sewage flow, Orange County Health and Planning Departments, and approval for fire access. Since this is a Type II Action no SEQRA will be required, but the applicant will still need to obtain the outside agency approvals.

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.

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