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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: June 14, 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: June 20, 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 June 14, 2013

COMMENTS AND RECOMMENDATIONS:

1. The applicant has received the sign off from the City of Newburgh for sewer flow acceptance. I have no further comments on the site plan at this time.

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.