

**BC Planning, LLC**  
**555 Route 32, PO Box 489**  
**Highland Mills, New York 10930**  
**(845) 827-5763**  
**Fax: 827-5764**  
**Email: [bcocks@frontiernet.net](mailto:bcocks@frontiernet.net)**

## **PROJECT ANALYSIS**

MUNICIPALITY: TOWN OF NEWBURGH TOWN PROJECT NO. 2013-07  
PROJECT NAME: Verizon Garage Consolidation  
LOCATION: 1428 Route 300 (60-3-22.21)  
TYPE OF PROJECT: Amended Site Plan  
DATE: May 14, 2013  
REVIEWING PLANNER: Bryant Cocks

### **PROJECT SUMMARY:**

Approval Status: Submitted April 9, 2013  
SEQRA Status: Type II  
Zone/Utilities: IB District/municipal water and sewer service  
Map Dated: February 12, 2013  
Site Inspection: April 16, 2013  
Planning Board Agenda: May 16, 2013  
Consultant/Applicant: Robert Heymach, AIA – William F. Collins Architects  
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 before the Planning Board for consideration of a site plan approval. The Orange County Planning Department has issued a Local Determination on April 29, 2013.
2. The applicant has not changed the plans since the last Planning Board meeting; therefore I have no additional comments on the site plan.
3. The EAF lists the new parking area at 2,650 square feet instead of 2,640. These numbers should match throughout the application and plans. The applicant should also reference the NYS DEC website to determine if there are any threatened or endangered species on site in question 11. The EAF revision should be submitted as a Condition of Approval.
4. The construction of 2,640 square feet of new parking area is under the 4,000 square foot requirement for a SEQRA review, making this item a Type II action.

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.