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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH TOWN PROJECT NO. 2012-27
PROJECT NAME: William Noble Subdivision
LOCATION: 409 Quaker Street (11-1-143.0)
TYPE OF PROJECT: 3 lot subdivision with one existing home and one cell tower and lot line change (24.140 ac)
DATE: May 14, 2013
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted December 4, 2012, Public Hearings on May 2 and 16, 2013
SEQRA Status: Unlisted, Negative Declaration issued April 4, 2013
Zone/Utilities: AR District/individual well and septic system
Map Dated: April 15, 2013
Site Inspection: December 4, 2012
Planning Board Agenda: May 16, 2013
Consultant/Applicant: Barger and Miller
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 will need to demonstrate the 10,000 square foot buildable area requirement on both new lots (Section 185-48.5.E). Both lots have the required amount of area but it will need to be demonstrated on the plans. This can be a condition of approval.
2. The applicant has provided the affidavit of the posting of the public hearing notice at the property, dated May 9, 2013. Photos were provided showing the appropriate posting.
3. I have no further comments on the project at this time. The Planning Board will need to vote on several approvals: Subdivision, Lot Line Change, Site Plan and Special Exception Use Permit.

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.