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**MUNICIPALITY:** Town of Newburgh

**TOWN PROJECT NUMBER:** 2013-03

**PROJECT NAME:** Botrac Properties Subdivision

**LOCATION:** Westerly side of Orchard Drive (1-1-133.1, 134)

**TYPE OF PROJECT:** 2 lot residential subdivision and lot line change (3.578 ac)

**DATE:** February 15, 2013

**REVIEWING PLANNER:** Bryant Cocks

**PROJECT SUMMARY:**

Approval Status: Plans submitted February 12, 2013

SEQRA Status: Unlisted

Zone/Utilities: AR/individual wells and septic systems

Map Dated: February 2013

Site Inspection: February 12, 2013

Planning Board Agenda: February 21, 2013

Consultant/Applicant: Larry Marshall, PE

Copies have been sent to: John P. Ewasutyn at the Planning Board office, James Osborne, Michael Donnelly, Karen Arent, Ken Wersted, Patrick Hines and Gerald Canfield on February 15, 2013

**Comments and Recommendations:**

1. The applicant has submitted a two lot subdivision and lot line change on Orchard Drive, close to the Newburgh/Plattekill border. The lot line change consists of transferring approximately 20,700 sq. ft. from lot 134 to lot 133.1 to give that lot enough area for the two lot subdivision. There is an existing home on lot 134 and two new homes will be constructed on lot 133.1. This subdivision was previously in front of the board as "Scenic View Developers", filed in 2007.
2. The project narrative letter should be revised to show the amount of land transferred. Currently it is showing "xxx" instead of the exact dimension.
3. All three lots will meet the current bulk regulations for the AR zone, and no variances will be necessary. The lots are of similar size to the surrounding lots and the homes are set back on the lot to match the adjacent lots. The two new homes will fit into the community character of this neighborhood.
4. The plans will need to be forwarded to the Town of Plattekill, the Orange County Planning Department and the Town of Newburgh Highway Department for their review.
5. If the Planning Board feels as though the project is conceptually approvable, the next available date for a Public Hearing would be March 21, 2013. This date would also give the County a month to review the project.

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.