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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2013-13

PROJECT NAME: Britain Plaza Conceptual Site Plan

LOCATION: 169 Old Little Britain Road, intersection of Route 300 (97-3-1 and 2)

TYPE OF PROJECT: Site Plan for bank (.625 acres)

DATE: July 29, 2013

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted July 25, 2013

SEQRA Status: Type II

Zone/Utilities: IB/municipal water and sewer

Map Dated: July 25, 2013

Site Inspection: July 26, 2013

Planning Board Agenda: August 1, 2013

Consultant/Applicant: Robert DiNardo, Esq.

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 July 29, 2013

COMMENTS AND RECOMMENDATIONS:

1. The applicant is proposing to construct a bank/credit union at the old Simoni's Tailor building near the intersection of Route 300 and Old Little Britain Road. The existing residential structure on the east side of the site will be removed and the Simoni's building will be renovated for a 1,341 square foot bank with drive-thru lanes.
2. The bank use is not allowed in the IB zone as a stand-alone structure (it is allowed in the B zone). Banks are allowed in the IB zone as part of a shopping center, like the adjacent bank in front of Home Depot. The applicant will need to receive a use variance for the bank use if they wish to proceed with the application.
3. No bulk table was provided by the applicant on the site plan since there is no bank use in the IB zone. The applicant might want to use the setbacks for the bank use in the B zone as a baseline for their application to the ZBA.

4. The Town of Newburgh Design Guidelines discusses constructing the site so the drive-thru lane is facing the rear of the site. The applicant should move the building closer to the street and move the drive-thru lane behind the building. The parking is in the back of the site, as discussed in the Design Guidelines.
5. A parking calculation table should be provided.
6. Signage for the site will be reviewed when the site details are shown in the next submission.
7. A survey sheet should be provided as soon as possible.
8. A demolition permit will be required for the removal of the residential structure.
9. The applicant has shown some preliminary landscaping around the building and along the east side of the site, along with a stone wall along Old Little Britain Road. The landscaping will be studied more by the Planning Board after the return from the ZBA. A lighting plan will also need to be provided, utilizing the Design Guideline recommendations of 15 foot high lighting fixtures.
10. The applicant will need to send an adjoining notice to the properties within 500 feet of the property lines. I will draft the request to the assessor for the mailing list and the adjoining notice for the applicant to send. A copy of the Public Hearing law will also be sent to the applicant for their review.

The above comments represent our 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 our existing comments.