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**MUNICIPALITY:** Town of Newburgh

**TOWN PROJECT NUMBER:** 12-03

**PROJECT NAME:** Callas Subdivision

**LOCATION:** Route 300, north of East Rock Cut Road (3-1-144)

**TYPE OF PROJECT:** Two lot subdivision with one existing 2 family dwelling, new lot will be a single family dwelling (3.306 ac)

**DATE:** March 30, 2012

**REVIEWING PLANNER:** Bryant Cocks

**PROJECT SUMMARY:**

Approval Status: Plans submitted February 8, 2012

SEQRA Status: Unlisted

Zone/Utilities: AR/individual well and septic

Map Dated: February 28, 2012

Site Inspection: February 8, 2012

Planning Board Agenda: April 5, 2012

Consultant/Applicant: Fine and Associates

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 March 30, 2012

**Comments and Recommendations:**

1. The applicant did not submit plans to be distributed to the Orange County Planning Office after the February 16, 2012 meeting. The revised plans will need to be sent out as soon as possible. The applicant did discuss the driveway location with the DOT, who sent a letter dated January 3, 2012 granting conceptual approval.
2. The driveway has been revised to show one driveway for the new 2 family dwelling, and a new driveway is proposed on the adjacent Callas lot. This new driveway will also need approval by the DOT. The driveway now meets the requirements of Section 161-4.
3. The new lot has been revised, along with the bulk table, to meet all Zoning requirements. No variances will be necessary for the approval of this two lot subdivision.
4. The buildable area requirement has been demonstrated on the plans, as requested.
5. The applicant has indicated they will submit the surveyor's seal and signature with the final plan submission.
6. The applicant has provided the information on threatened and endangered species, as requested.

7. The narrative that I received only included responses to my comments, not Pat Hines' comments, as stated. I have requested the full narrative letter from the applicant so it can be posted online.
8. The applicant has addressed all of my comments on the subdivision plan. If there are no other issues from the other consultants I would recommend granting a negative declaration and scheduling the project for a Public Hearing for the May 3, 2012 Planning Board meeting.

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.