

BC Planning, LLC
555 Route 32, PO Box 489
Highland Mills, New York 10930
(845) 827-5763
FAX 827-5764
email: bcocks@frontiernet.net

PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh TOWN PROJECT NO. 2012-25

PROJECT NAME: Country Estates Amended Subdivision
LOCATION: Laurie Lane (40-3-3.0 and 10)
TYPE OF PROJECT: Lot consolidation and one new home (.8 acres)
DATE: July 11, 2013
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted December 14, 2012
SEQRA Status: Unlisted, Negative Declaration issued June 20, 2013
Zone/Utilities: R3/municipal water and individual septic
Site Inspection: December 14, 2012
Planning Board Agenda: July 18, 2013
Map Dated: May 24, 2013
Consultant/Applicant: Engineering & Surveying Properties
Copies have been sent to: John P. Ewasutyn at the Planning Board office,
James Osborne, Gerald Canfield, Michael Donnelly, Karen Arent, Ken Wersted and
Patrick Hines on July 11, 2013

COMMENTS AND RECOMMENDATIONS:

1. The project is before the Planning Board for a Public Hearing. No new plans have been submitted at this time, so the following comment will need to be addressed as a condition of approval.
2. The applicant has provided the calculation for the buildable area in the bulk table but it is not shown on the plans, as required. A lightly hatched or shaded area of 4,500 square feet should be shown on the parcel.
3. The applicant has submitted the affidavit of mailing for the public hearing notice, and everything is in order.
4. The Orange County Health Department issued their approval for the septic design on May 29, 2013.

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.