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MUNICIPALITY: Town of Newburgh

TOWN PROJECT NUMBER: 2013-02

PROJECT NAME: Elapus, Ltd. Subdivision
LOCATION: Bright Star Drive, off Oak Street (9-3-70.5)
TYPE OF PROJECT: 2 lot residential subdivision (4.52 ac)
DATE: February 15, 2013
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted February 5, 2013
SEQRA Status: Unlisted
Zone/Utilities: R-3/individual wells and septic systems
Map Dated: January 21, 2013
Site Inspection: February 12, 2013
Planning Board Agenda: February 21, 2013
Consultant/Applicant: Darren Doce, 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 for the back lot on the cul-de-sac for Bright Star Drive, off Oak Street. Both lots will meet all zoning and bulk requirements and no variances will be necessary for approval of the project. The project was previously before the Planning Board as Elapus Subdivision, filed in 2005.
2. The new home will need to be part of the private road maintenance agreement.
3. The new home is not within 500 feet of Route 9W so no referral to the Orange County Planning Department is required.
4. If the Planning Board feels as though the plans are conceptually approvable, the next available date for a Public Hearing would be March 21, 2013.

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.