

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. 2000-09

PROJECT NAME: Elm Farm Subdivision

LOCATION: Wells and Fostertown Roads (39-1-12.44)

TYPE OF PROJECT: 52 lot residential subdivision

DATE: November 1, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted 3/28/00, Public Hearing held on January 6, 2005, Preliminary Approval granted in June 2005 and is valid through November 3, 2012, plans resubmitted July 27, 2012 and new Public Hearing held September 6, 2012

SEQRA Status: Unlisted, coordinated, planning board has been lead agency as of May 2000, Negative Declaration Issued October 21, 2004 and Re-Issued September 6, 2012

Zone/Utilities: R-2/central water and sewer

Map Dated: October 22, 2012

Planning Board Agenda: November 1, 2012

Consultant/Applicant: Justin Pitingaro, PE - KC Engineering

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 November 1, 2012

COMMENTS AND RECOMMENDATIONS:

1. The new lots meet the buildable area requirement of 5,000 square feet, but the box is not shown on the grading and utility plan. The overall subdivision plans shows the building envelope on each lot, this type of dashed box should be shown on the grading and utility plan lots to demonstrate the buildable area requirement.
2. I have no other issues with the subdivision plans at this time. The applicant is currently seeking an Amended Preliminary Approval for the project, as the current approval will expire on November 3, 2012. The applicant cannot receive final approval at this time because a new submission must be made to the Orange County Health Department.

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.