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PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh

TOWN PROJECT NO. 2007-18

PROJECT NAME: FCB Properties

LOCATION: Route 32 and Powelton Road (80-5-10)

TYPE OF PROJECT: Site plan for 7,430 sq. ft. expansion of an existing 5,000 sq. ft. retail store and ARB Approval

DATE: March 9, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted May 4, 2007, approved plans signed and sealed July 22, 2011

SEQRA Status: Unlisted, coordinated, Negative Declaration issued June 21, 2007

Zone/Utilities: B/central water and sewer

Map Dated: February 10, 2012

Planning Board Agenda: March 15, 2012

Consultant/Applicant: Darren Doce, PE, Doce Associates

Copies have been sent to: John P. Ewasutyn at the Planning Board office, James Osborne, Michael Donnelly, Karen Arent, Ken Wersted, Patrick Hines, Gerald Canfield and Tilford Stiteler on March 9, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has submitted architectural drawings for the 7,430 sq. ft. expansion of the existing 5,000 square foot building. The site plan will need to be amended because the original approval showed a 10,500 sq. ft. building expansion. The site plan was revised slightly to show a small one way drive aisle near the building with 4 additional parking spaces.
2. The four spaces shown near the building should be revised to show the 2 handicapped spaces in that location instead of to the west of the building. This configuration will be more in compliance with ADA requirements and no spaces will be lost in the total parking count.
3. The ARB drawings should include a detailed signage chart. The total allowable signage should be compared to the amount of signage to be allocated for each individual building sign and the individual pylon sign near the entrance.

4. Colors and material samples should be submitted or brought to the Planning Board meeting for the Board's review. The current ARB drawings are not in color. The details of the colors and materials should be listed on the ARB drawings.

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.