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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2011-24

PROJECT NAME: Fianza Site Plan

LOCATION: North Plank Road (Rt. 32) (80-7-7)

TYPE OF PROJECT: Amended Site Plan for a 4,410 sq. ft. retail/office building (.97 acre)

DATE: May 2, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Amended plans submitted October 24, 2011; original plans approved July 17, 2008 but were never signed, ARB Approval granted February 2, 2012

SEQRA Status: Unlisted, Notice of Intent issued November 3, 2012

Zone/Utilities: B/municipal water and sewer

Map Dated: April 26, 2012

Site Inspection: October 28, 2011

Planning Board Agenda: May 3, 2012

Consultant/Applicant: Coppola Associates

Copies have been sent to: John P. Ewasutyn at the Planning Board Office, James Osborne, Gerald Canfield, Michael Donnelly, Patrick Hines, Karen Arent and Ken Wersted on May 2, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has submitted a revised ARB plan showing the signage chart, as requested. The Planning Board granted ARB Approval for the project on February 2, 2012 with the signage plan as a condition of approval.
2. The applicant has received a letter from the DEC, dated February 9, 2012 stating there are no threatened or endangered species on site. The letter also states there are no historic or cultural resources on site.
3. The City of Newburgh has granted permission for the project to connect to the Town's sewer system, dated March 15, 2012.
4. The applicant received the outside user agreement, dated April 20, 2012, via Mark Taylor's office.
5. The applicant has received an email from Siby Zachariah Carbone, dated March 20, 2012 stating the original permit issued on August 25, 2008 is still valid.
6. The applicant has addressed all of my previous comments and has submitted the approval letters necessary for the Planning Board to vote on approving the project. Since the site is now 4,410 sq. ft. the project would require a SEQRA Determination.

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 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.