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PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh

TOWN PROJECT NO. 2012-21

PROJECT NAME: Flaming Grill and Buffet

LOCATION: Bed, Bath and Beyond Building in the Newburgh Mall (60-3-41.21)

TYPE OF PROJECT: Site Plan Amendment and ARB (48.78 acres)

DATE: October 12, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted October 11, 2012

SEQRA Status: Unlisted

Zone/Utilities: IB/municipal water and sewer

Site Inspection: October 11, 2012

Planning Board Agenda: October 18, 2012

Map Dated: October 3, 2012

Consultant/Applicant: Minuta Architecture

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 October 12, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant is before the Planning Board for a site plan amendment and ARB approval for the vacant portion of the Bed, Bath and Beyond building at the Newburgh Mall. The applicant is proposing a restaurant, an allowable use in the IB zoning district. The site currently meets all zoning requirements for a shopping center, including having enough parking for the new use.
2. The applicant has indicated the sign above the entrance to the building will be 154 square feet. A chart should be included showing the amount of signage for the site as a whole to determine if the additional signage proposed will cause the need for a variance.
3. The landscaping in front of the proposed restaurant matches the approved landscaping for the Petco project that was previously approved by the Planning Board. The applicant will be increasing the size of the sidewalk in front of the entrance and will also be installing landscaping in the island before the parking spaces. There is existing DOT landscaping along the entrance ramp to 84W.

4. The EAF should be revised to show the applicant referencing the DEC Environmental Resource Mapper to determine if there are threatened or endangered species on site.
5. This project is a simple change of use for a basic site. The Planning Board can hold an optional public hearing if they feel there are any outstanding issues for the project.

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.