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## **PROJECT ANALYSIS**

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2012-02

PROJECT NAME: Foam and Wash

LOCATION: South Side of North Plank Road (76-4-5)

TYPE OF PROJECT: Site plan for redevelopment of existing site (1.02 ac)

DATE: December 14, 2012

REVIEWING PLANNER: Bryant Cocks

### **PROJECT SUMMARY:**

Approval Status: Submitted January 26, 2012, Conceptual Approval granted February 2, 2012

SEQRA Status: Unlisted, Planning Board Lead Agency as of February 2, 2012

Zone/Utilities: B District

Map Dated: December 10, 2012

Site Inspection: January 26, 2012

Planning Board Agenda: December 20, 2012

Consultant/Applicant: Jay Diesing, RA AIA, Mauri Architects

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 December 14, 2012

### **COMMENTS AND RECOMMENDATIONS:**

1. The applicant has submitted a revised site plan for the car wash addition and new dog wash building with associated landscaping.
2. The plans were previously sent to the Orange County Planning Department in February. No response was received, but since there has been a long lapse between submissions I would recommend sending the plans again. The applicant has been in contact with the DOT and has modified the entrance drive slightly. A highway work permit will be required after the Final Site Plan Approval is granted.
3. The applicant has provided a signage chart for existing (334 sq. ft.) and proposed (264 sq. ft.) signage on the pylon and buildings. The allowable signage for the site is 80 square feet (160 linear feet of frontage on North Plank Road). Even though there is a reduction in signage on the site the applicant will need to go to the ZBA for a variance. There is no indication that a variance for signage was ever received for the site, but if there was the applicant can provide the documentation and no additional variance would be necessary. A variance will also be required for the pylon sign being close than 15 feet to the street line, as required in Section 185-14.B.1.c. The sign is shown 2 feet away from the street line.

4. The lighting plan shows 12 foot high lights which produce little to no spillover off the site. The lighting plan meets the intent of the Town of Newburgh Design Guidelines.
5. The applicant has provided a stone wall and landscaping along North Plank Road, including a flagpole. This will provide screening for the cars on line for the car wash, along with providing an upgrade of the aesthetics on North Plank Road.
6. The owner's consent note will need to be signed for Final Site Plan Approval.

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.