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## **PROJECT ANALYSIS**

MUNICIPALITY: Town of Newburgh                      TOWN PROJECT NO.    2013-12  
PROJECT NAME: Golden Glatt, Inc.  
LOCATION: 16 D'Alfonso Road (100-5-46)  
TYPE OF PROJECT: Site Plan – conversion of existing building to commercial kitchen  
for meals on wheels (.92 acres)  
DATE: July 15, 2013  
REVIEWING PLANNER: Bryant Cocks

### **PROJECT SUMMARY:**

Approval Status: Submitted July 12, 2013  
SEQRA Status: Unlisted  
Zone/Utilities: IB/municipal water and individual septic  
Site Inspection: July 15, 2013  
Planning Board Agenda: July 18, 2013  
Map Dated: July 1, 2013  
Consultant/Applicant: Ken Lytle, Zen Designs  
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 July 15, 2013

### **COMMENTS AND RECOMMENDATIONS:**

1. The project is before the Planning Board the conversion of an existing concrete block building on D'Alfonso Road to a commercial kitchen for a "meals on wheels" program. This type of warehouse use is permitted in the IB District.
2. Several area variances will be required due to existing non-conforming setback violations. The front yard setback should be listed at 60 feet on the site plan; 30.2 feet are shown on the plans so a variance will be necessary. The one side and both side yard setbacks will also require variances. The one side yard setback is shown at 14.6 feet while 30 feet are required and the both side yards setback is shown at 57.7 feet while 80 feet is required.
3. The applicant should also show the lot building coverage, building height and lot surface coverage information in the bulk table. If any of these three dimensions cannot be met on the site plan additional variances would be necessary.

4. The applicant will need to demonstrate the required buffer between the IB and R-2 zoning district. Section 185-21.D(2) shows a minimum buffer strip of 75 feet. The existing side yard is only 43.1 feet to the building so this requirement cannot be met. The Planning Board has the discretion to amend the buffer requirement when reviewing a previously approved site plan under Section 185-21.C(5,6). The Planning Board should discuss this issue with the applicant. The buffer strip must be shown on the site plan and screening will be required in this area as part of the landscape plan.
5. The applicant is currently showing a detail for a wooden sign, which would meet the signage requirements for this site. The location of the sign must be shown on the site plan. The signage shown would be 84 square feet (90 square feet is the maximum), meaning no additional signage would be allowed on the building without a variance. If the applicant would like a sign on the building, now would be a good time to address it since other variances are necessary.
6. The small paved area to the right of the handicapped spaces should be marked as a no parking zone, either by sign or striping. The asphalt does extent into the adjacent lot and the car would be off the applicant's property, which could cause liability issues for the adjacent owner.
7. The Planning Board requires curbing to be installed in the parking lots of all site plans. There is currently no curbing shown on the plans, which would affect drainage and the aesthetics of the site.
8. ARB will be required for the building, and a lighting and landscaping plan will be required when the applicant returns from the ZBA.
9. A signed and sealed survey sheet is required, and the owner's consent note must be signed when the plans are ready for Final Approval, later in the process.
10. The adjacent owner's names should be included on the site plan next to the SBL for each parcel.
11. The applicant will be required to mail the adjoining notice to the parcels within 500 feet of the property. I will request the mailing list from the assessor and draft the adjoining notice for mailing.

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.