

BC Planning, LLC
555 Route 32, PO Box 489
Highland Mills, New York 10930
(845) 827-5763
FAX 827-5764
email: bcocks@frontiernet.net

PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh

OUR PROJECT NO. 01-10-18

TOWN PROJECT NO. 02-33

PROJECT NAME: Greiner Subivision

LOCATION: Lattintown Rd. opposite Merritt Lane on a new town road Greiner Lane (7-1-22.25)

TYPE OF PROJECT: 5 single-family lots in an agricultural district

DATE: August 10, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted May 17, 2002, major revision April 1, 2004 and March 7, 2005, resubmitted December 2, 2010, revised to minor subdivision July 31, 2012

SEQRA Status: Type 1, over 12 lots in an agricultural district, Pl. Bd. is lead agency as of July 7, 2002-Part of the overall Wildflower Vista project, negative declaration issued January 19, 2006

Zone/Utilities: AR/wells and septic systems

Site Inspection: May 23, 2002, May 28, 2004, December 1, 2010

Planning Board Agenda: August 16, 2012

Map Dated: July 17, 2012

Consultant/Applicant: Greg Shaw P.E.

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 August 10, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has provided revised plans showing 5 new residential lots instead of the 11 that were previously granted conditional final subdivision approval. One lot (#5) will be accessed from Lattintown Road directly, while the other four will be accessed from Greiner Road (#6-9). Lot 9 will have the residual 22 acres of agricultural land; the other lots will range from 1.0 to 1.5 acres.
2. Lot 5 will need to obtain an approval of the driveway location from the Town of Newburgh Highway Department.
3. Michael Donnelly will need to approve the access easement for lot 5 and the utility easement for lot 7.

4. A buildable area plan has been provided by the applicant. All lots meet the requirement but lots 5 and 9 need to show a rectangular box around the home to meet the zoning requirement.
5. Since this is a substantial change to the approved subdivision plan, I would recommend another public hearing for the project. The nearest available date would be September 6, 2012 because there is the extra week between meetings and the notice of hearing would be able to be published in the papers in time.
6. All seals and signatures must be provided on the plans before the signing of the plans.

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.