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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 04-27

PROJECT NAME: Lands of Hammond

LOCATION: Cronk Road off Orchard Drive to Ulster County Border (1-1-5.1, 5.3 and 63)

TYPE OF PROJECT: 13 lot major subdivision (73.59 acres)

DATE: September 28, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted April 12, 2004, Lot line change granted April 20, 2006.

Public Hearing for major subdivision held on May 3, 2007, Preliminary Approval granted for major subdivision on May 3, 2007, Variance granted for multi-family house in an AR zone November 22, 2007, Minor 3 lot subdivision approved on March 9, 2010

SEQRA Status: Unlisted, coordinated, Planning Board declared lead agency on July 8, 2004, Negative Declaration issued March 23, 2007, Preliminary Approval granted May 3, 2007, SEQRA Consistency Document issued for 3 lot subdivision on May 7, 2009

Zone/Utilities: AR/individual well and septic system

Map Dated: October 3, 2011

Site Inspection: September 27, 2012

Planning Board Agenda: October 4, 2012

Consultant/Applicant: Zen Design Consultants, Inc.

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 September 28, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has resubmitted the 13 lot subdivision, which has not changed since the applicant received preliminary approval in May 2007. The project also received a 3 lot minor subdivision on March 9, 2012 which allowed 2 two-family structures and one single family home with a temporary cul-de-sac to access lot 3.
2. The applicant has received the road length waiver from the Town Board on August 9, 2006 and the approval of the road name, Madre Del Cristo, on April 16, 2007.

3. The Health Department wrote a letter on December 20, 2011 stating that the applicant addressed all of their previous comments, I have not seen a copy of the approval letter from the Health Department but the applicant has indicated they received final approval.
4. The applicant has indicated the 5,000 square foot buildable area requirement can be met on all lots. The buildable area must be demonstrated on each lot to meet the zoning requirement.
5. The applicant has stated they intend to finish construction of the roadway instead of bonding the road. The Planning Board can grant final approval for the project, but the plans will not be able to be signed until the roadway is finished and approved by Jim Osborne or the bonding is in place.
6. A landscape bond will be required for the street trees on site. The applicant should submit a cost estimate to Karen Arent for her approval.

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.