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**MUNICIPALITY:** Town of Newburgh

**TOWN PROJECT NUMBER:** 2011-17

**PROJECT NAME:** Hickory Hill Subdivision  
**LOCATION:** 150 Hickory Hill Road (47-1-64.22)  
**TYPE OF PROJECT:** 5 lot residential subdivision (15.4 ac)  
**DATE:** April 26, 2013  
**REVIEWING PLANNER:** Bryant Cocks

**PROJECT SUMMARY:**

Approval Status: Plans submitted August 4, 2011, re-submitted December 17, 2012  
SEQRA Status: Unlisted  
Zone/Utilities: R-1/individual wells and septic systems  
Map Dated: April 11, 2013  
Site Inspection: August 4, 2011  
Planning Board Agenda: May 2, 2013  
Consultant/Applicant: Charles Brown, PE – Talcott Design Engineering PLLC  
Copies have been sent to: John P. Ewasutyn at the Planning Board office, James Osborne, Michael Donnelly, Karen Arent, Ken Wersted, Patrick Hines and Gerald Canfield on April 26, 2013

**Comments and Recommendations:**

1. The applicant has provided the actual dimensions of the setbacks in the bulk table as requested. The lot depth for Lot 2 is still shown in the bulk table as being 148 feet; this should be revised to the new dimension, as the new configuration now meets the 150 foot requirement.
2. The 10,000 square foot buildable area requirement can be demonstrated on the Grading Plan as a lightly shaded area. If this is confusing because of the amount of data on the Grading Plan, it can be shown on the Subdivision Plan.
3. The Orange County Planning Department has issued a Local Determination as of January 24, 2013. The County made a comment concerning the separation distance of the septic expansion area from the wetlands being less than 100 feet. It looks as though the expansion areas in lots 3 and 4 now meet the 100 foot requirement.
4. The applicant indicated that the survey and wetland delineation will be provided at a later date. The wetland delineation should be provided for the Planning Board's review before Final Approval can be granted. The survey sheet can be stamped and sealed for the final signing of the plans.
5. I have not received an approval letter from the Highway Superintendent at this time.

6. If the Planning Board feels as though the plans are ready for a Public Hearing, the next available date would be May 16, 2013. I will prepare the Notice of Hearing, Adjoiner Notice and memo to the Assessor requesting the mailing list. The new Public Hearing Law also requires the applicant to post a laminated 11\*17 Notice of Hearing on the property for public view. The applicant will need to take a picture of the Notice when it is posted and an affidavit to that affect must be submitted.

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 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 my existing comments.