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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: January 3, 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: December 17, 2012
Site Inspection: August 4, 2011
Planning Board Agenda: January 3, 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 January 3, 2013

Comments and Recommendations:

1. The applicant has revised the plans to show a 5 lot residential subdivision with 4 new homes and one residual lot. Three lots are shown to access a cul-de-sac off Hickory Hill Road and one lot has direct access onto Hickory Hill Road.
2. The applicant has shown the required residential lot area calculation in the bulk table, but has not demonstrated them on the plans. This area should be shown at this time.
3. The bulk table should demonstrate the actual dimensions of the setbacks, not the minimum required.
4. Lot 2 is currently shown as having a lot depth of 148 feet, while 150 is required. If the applicant cannot revise the lot configuration a variance would be required.
5. It looks as though the topography on the west side of lot 1 could potentially handle a common driveway leading back to lot 4. This configuration could prevent the need for the costly construction of a cul-de-sac for three lots. The dual flag lot layout with common driveways might be a more attractive option for the applicant. There is a tract of woods between lots 1 and 4 so the applicant should discuss this issue with the Planning Board.
6. If the cul-de-sac design does move forward a private road maintenance agreement will need to be submitted to Michael Donnelly for his review. Also, bonding will be required and the Town Board will need to approve the road name.

7. The plans will need to be referred to the Orange County Planning Department. The project will not need Health Department approval due to the reduction of lots.
8. The Town of Newburgh Highway Department will need to approve the driveway/cul-de-sac locations on Hickory Hill Road.
9. A signed wetland delineation plan must be submitted. The applicant has provided the ACOE Jurisdictional Determination from 2005.
10. A stamped and sealed survey sheet must be provided and the owner's consent note will need to be signed before the plans can be signed.
11. If the Planning Board feels the outstanding issues can be resolved before the next available Planning Board meeting for a Public Hearing, the nearest date would be February 7, 2013. I would be able to send my copy of the plans to the Planning Department tomorrow so they would have a full 30 days for their review.

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.