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## **PROJECT ANALYSIS**

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2011-19

PROJECT NAME: JPJR Holdings, LLC Subdivision

LOCATION: Rockwood Drive, North Plank Road and Chestnut Lane (75-1-36.2)

TYPE OF PROJECT: 11 Residential Lot Subdivision (8.8 acres)

DATE: April 26, 2013

REVIEWING PLANNER: Bryant Cocks

### **PROJECT SUMMARY:**

Approval Status: Submitted September 9, 2011, revised April 23, 2013

SEQRA Status: Unlisted

Zone/Utilities: R-3/municipal water and sewer

Map Dated: April 18, 2013

Site Inspection: September 9, 2011

Planning Board Agenda: May 2, 2013

Consultant/Applicant: Hudson Land Design Professional Engineering, P.C

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 April 26, 2013

### **COMMENTS AND RECOMMENDATIONS:**

1. The applicant is proposing an 11 residential lot subdivision. The eleven residential lots will be accessed from driveways on Rockwood Drive, with lots 5 and 6, 7 and 8, and 9 and 10 being accessed from common driveways. Lot one is a corner lot on Rockwood and Chestnut, and does show two front yard setbacks, as required. Single family homes in the R-3 district with water and sewer have the smallest lot sizes in the Town of Newburgh, and the surrounding homes on Rockwood Drive and Chestnut Lane are on similar lot sizes. This dense development type, in walking distance of stores and businesses along Route 9W, should act as a close community in this hamlet of the Town. These home types will be more affordable and appealing to buyers in this type of housing market, and will most likely sell faster than larger homes on larger lots in the more rural areas of the Town.
2. The applicant has received a Zone Change to move the one lot previously located in the B Zoning District into the R-3 Zoning District (Local Law 1 of 2013).
3. The applicant referenced the final lot count for the project. With the Zoning Change, 11 residential lots are allowable by Zoning.
4. The bulk table will need to be revised to show the actual dimensions of the setbacks, not the minimum required. Also, the buildable area requirement should be shown in the bulk table and demonstrated as a shaded area on the grading plan to ensure compliance.

5. Since multiple homes are on the setback lines, foundation staking will be required to ensure no setback violations occur during construction. A note on the plans should be added to this affect.
6. All lots being accessed by a common driveway must submit a common driveway access and maintenance agreement for Mike Donnelly's review, as noted in the applicant's submission letter.
7. The applicant will be providing a landscape plan and tree protection plan in a future submission.
8. The proposed eleven lot subdivision is a major subdivision under the Town of Newburgh subdivision regulations. Under SEQRA, this application is an Unlisted Action, with outside agency approvals. The Planning Board should discuss whether the plan is ready for Conceptual Approval. If so, the Planning Board should Declare their Intent for Lead Agency and forward the plans to the Orange County Health and Planning Departments, The Town of Newburgh Fire Department and Ambulance Corps, the Town of Newburgh Highway and Water Department and the City of Newburgh for sewage flow approval. Since there are no development plans for the business lot at this time, the plans will not need to be forwarded to the DOT.
9. The applicant will need to submit a SWPPP for Pat Hines' review before a SEQRA Determination or Public Hearing can take place. The applicant is requesting a worksession to discuss drainage issues for the project connecting into the existing system on Rockwood Drive. The Planning Board can discuss whether they would like to schedule this worksession. The next available date would be May 28, 2013.
10. The new Public Hearing Local Law does require the Adjoiner Notice be sent out after the first Planning Board meeting. I will request the mailing list from the Assessor for the applicant to send out the notice.

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.