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MUNICIPALITY: Town of Newburgh **TOWN PROJECT NUMBER:** 10-19
PROJECT NAME: Mid Hudson Marina
LOCATION: River Road at the bottom of Oak Street (121-2-1.0 and 2.0)
TYPE OF PROJECT: 20 Townhouse Units and 8 sailboat moorings with clubhouse (20.38 ac)
DATE: April 18, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted September 16, 2010
SEQRA Status: Unlisted
Zone/Utilities: R-1/Individual water supply well and onsite sewage disposal system
Map Dated: April 12, 2012
Site Inspection: September 16, 2010
Planning Board Agenda: April 18, 2012
Consultant/Applicant: George Cronk, PE; The Chazen Companies
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 18, 2012

Comments and Recommendations:

1. The applicant has made a submission to the Town Board for the Open Development Area approval, needed because the site will be accessed through the adjacent parcel. The Town Board has referred the project to the Planning Board for their review, comments and recommendations before they make a determination. The Planning Board will need to have a coordinated SEQRA review with the Town Board to make this determination and for Site Plan approval. The applicant would like to be referred to the April 24, 2012 Consultants' Worksession to discuss the SEQRA and Site Plan Approval issues.
2. After the Consultant's Worksession I will provide a narrative of the discussion held, along with a summary of the changes to the environmental impacts under SEQRA for the Planning Board's review, which can be drafted into a recommendation to the Town Board for their approval of the ODA.
3. I have reviewed the SEQRA comparison document submitted to the Planning Board. Due to the reduction in size and scope of both the residential units and marina component, I feel as though the environmental impacts will be less than what was previously reviewed in 2006. These issues will be listed in a document after the consultants' worksession on April 24, 2012.

4. I will try to look through my archived files to find any old documentation on the resolution that is missing from 2006. If I do find anything I will forward it to the applicant and Planning Board. On April 5, 2012 I looked through the Planning Board archived files and could not find the resolution, only a copy of the original DEIS and FEIS from the Anchorage on Hudson file.

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.