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## **PROJECT ANALYSIS**

MUNICIPALITY: Town of Newburgh                      TOWN PROJECT NO.    2012-13  
PROJECT NAME: Parke Lane at Newburgh  
LOCATION: Stewart Avenue (97-1-4.11, 5, 6)  
TYPE OF PROJECT: Site Plan, Lot Line Change and ARB for 160 apartments (26.67 ac)  
DATE: November 30, 2012  
REVIEWING PLANNER: Bryant Cocks

### **PROJECT SUMMARY:**

Approval Status: Submitted July 31, 2012, Preliminary Approval granted October 18, 2012  
SEQRA Status: Unlisted, Planning Board is lead agency as of August 16, 2012, Negative Declaration issued September 20, 2012  
Zone/Utilities: R-3/municipal water and sewer for the site  
Site Inspection: August 2, 2012  
Planning Board Agenda: December 6, 2012  
Map Dated: August 30, 2012  
Consultant/Applicant: Dominic Cordisco, Esq.  
Copies have been sent to: John P. Ewasutyn at the Planning Board office, James Osborne, Gerald Canfield, Michael Donnelly, Karen Arent, Ken Wersted and Patrick Hines on November 30, 2012

### **COMMENTS AND RECOMMENDATIONS:**

1. The applicant has provided a revised minor subdivision plan addressing my previous comments, which includes a bulk table and setback lines on the lots in question.
2. The following comments (4-6) will need to be addressed on the final site plans as conditions of approval:
3. The 40 foot landscaped buffer needs to be demonstrated on the plans, much like a setback line. The requirement is clearly met but it still needs to be labeled to meet the Zoning Law requirements.
4. A concrete pad has been provided as a bus stop area with no street furniture proposed, this can be discussed by the Planning Board and applicant to determine if a bench or gazebo would be more appropriate in that area.
5. The applicant has shown the proposed sign location in the median area of the drive aisle and has shown the sign in detail 12. A signage chart is required to be included in that detail showing the amount of signage allowed and proposed.

6. The applicant has received the necessary outside agency approvals for the Planning Board to grant a final site plan approval, which are listed as follows:
  - A. Roadway Intersection Waiver (2 waivers)
  - B. Stormwater Maintenance Agreement
  - C. Stormwater and Landscape Bond Amount
  - D. V&T 1660-a Authorization (let police on site to write tickets)
  - E. Road Name – Drake Drive
  - F. Jim Osborne’s sign off on the project being in the sewer district
  - G. Water and Sewer connection design
  - H. City of Newburgh sewer flow acceptance
7. I do not have a copy of the Orange County Health Department letter of approval at this time, which is required for approval of the plans. The applicant did indicate in their narrative letter that they will be obtaining this approval before the December 6, 2012 Planning Board meeting.

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.