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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: September 14, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted July 31, 2012
SEQRA Status: Unlisted, Planning Board is lead agency as of August 16, 2012
Zone/Utilities: R-3/municipal water and sewer for the site
Site Inspection: August 2, 2012
Planning Board Agenda: September 20, 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 September 14, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has provided a revised site plan and has submitted and the lot line change map, as requested. The lot line change plan is required to show a bulk table with the zoning requirements along with the existing and proposed setback dimensions of each parcel. Setback lines should also be shown on both Newburgh Jewish Community Center lots (47 and 48).
2. The roadway width has been revised to 26 feet wide in the loop and both drive aisles from Stewart Avenue are 20 feet wide to meet the NYS Fire Code requirements. A mountable curb with pervious pavement area has been shown at the beginning of the loop road for emergency access, as requested by Jerry Canfield. This should provide adequate room for emergency vehicles to access the site if there is an accident at that point. Several parking spaces in front of the clubhouse are also pervious pavement, which will require maintenance to keep them functioning correctly.
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. The building layout was revised to meet the required separation distances between the sides of buildings in Section 185-25.C.4.
5. 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.
6. 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 be included in that detail showing the amount of signage allowed and proposed.
7. The lighting fixture is shown at a 15 foot pole height and is a decorative fixture, as requested. There will be adequate lighting on site and little to no spillover onto adjacent parcels.
8. The NYS DOT submitted a letter on September 11, 2012 identifying the Planning Board as lead agency. A highway work permit will still be required. No additional outside agencies have responded to the lead agency notice at this time.

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.