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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: August 10, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted July 31, 2012
SEQRA Status: Unlisted
Zone/Utilities: R-3/municipal water and sewer for the site
Site Inspection: August 2, 2012
Planning Board Agenda: August 16, 2012
Map Dated: July 12, 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 August 10, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has provided a conceptual site plan for a 160 unit apartment complex (12 buildings) with clubhouse, pool and gazebos on Stewart Avenue adjacent to the Jewish Community Center. The parcel was rezoned to R-3 from IB and a comprehensive plan update was finalized in April 2012 to accommodate the development. The Town Board held two public hearings on the project and entered into a developer's agreement on April 11, 2012 with the applicant. The applicant also held three public informational meetings before the rezoning took place.
2. The developer's agreement limits the development to 160 units, which is what is allowable by zoning for the 26+ acre site. There are no steep slopes or wetlands on site so the buildable area requirement is met.

3. The developer's agreement states that no access can be granted onto Benson Avenue or Wood Street, both existing residential Town Roads. The site will only have access onto Stewart Avenue at this time, but a development of this size normally requires an emergency access point for fire protection. The back of the site is Route 84's on ramp from Route 300, so it is unlikely the DOT will allow emergency access to happen from the on ramp. This issue should be discussed at the Planning Board meeting.
4. The applicant is currently providing 24 foot wide drive aisles for the loop road. The buildings are proposed to be 33 feet in height, which requires a 26 foot wide access road in accordance with the 2008 NYS Fire Code. The plans will need to be revised to meet this requirement.
5. Section 185-25.C.(2) states that vehicular entrances and exits shall be at least 150 feet from the center line of any street intersection. The Stewart Avenue and Stewart Avenue Extension centerline is approximately 130 feet from the centerline of the entrance drive. The access drive will either need to be moved or a variance will be necessary.
6. Section 185-21.D.(3) requires a 40 foot landscaped buffer area between multi-family developments and single-family residences. The applicant will need to provide this landscaped buffer on the site plan to comply with zoning.
7. The GHA Realty Partners, LLC site adjacent to the project looks to have a portion of two parking lots and retaining wall on the applicant's property. An easement or agreement between property owners will need to be provided.
8. The applicant should provide a lot line change/subdivision plan showing the lands to be consolidated and subdivided from the adjacent parcel. A public hearing will be required for the subdivision; the site plan public hearing is optional.
9. Stewart Avenue will need to be improved during construction, including removal of vegetation to meet the sight distance requirement at the access drive. This work will need to be approved by the Highway Department, along with the access drive location.
10. The applicant will need to show the locations of the dumpster enclosures and mailboxes on the plans. Since this is a private road the applicant will need to provide a bus stop area at the entrance drive. Any street furniture, pavers and landscaping must be shown on the site plan for this bus stop area.
11. A landscape plan must be provided; the applicant should include the location of the entry sign on the site plan and a signage chart will be required showing the allowable signage and what is proposed.
12. A lighting plan must also be provided, the Town of Newburgh Design Guidelines recommend 16 foot high decorative light fixtures. The catalog cuts of the fixtures must be provided along with the isofootcandle diagram.
13. The ARB drawings submitted by the applicant will need to include the catalog numbers for the color and material types for the building department's review. This can be submitted later in the process before approval.

14. The applicant will need to obtain several outside agency approvals for the project. These will include: Town of Newburgh Highway Department, City of Newburgh sewer flow acceptance, NYS DEC (SPEDES), NYS DOT for an easement and the Orange County Health and Planning Departments. I would recommend the Planning Board Declare their Intent for Designation of Lead Agency to start the SEQRA process. I have one additional copy of the site plan set for the OCPD, but will need the additional 4 copies listed above for distribution (The SPEDES Permit submission can be started when the SWPPP is submitted).

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.