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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2012-18

PROJECT NAME: Patton Ridge Subdivision

LOCATION: Both sides of Patton Road, at intersection with Route 52 (47-1-44.0)

TYPE OF PROJECT: 17 lot residential subdivision (9.38 acres)

DATE: September 28, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted September 27, 2012

SEQRA Status: Unlisted

Zone/Utilities: R-2/municipal water and sewer

Map Dated: July 3, 2012

Site Inspection: September 27, 2012

Planning Board Agenda: October 4, 2012

Consultant/Applicant: Kirk Rother, PE

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 September 28, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant has submitted a concept plan for a 17 lot subdivision at the intersection of Patton Road and Route 52. The north side (Road A) of Patton Road will have lots 1-10 and the south side (Road B) will have lots 11-17, accessed from separate cul-de-sacs.
2. The south side lots are mislabeled, as they should start with lot 11 and go through 17; it is currently shown as 10-16 when lot 10 is on the north side of Patton Road. There is also a separate stormwater management parcel between Route 52 and the south cul-de-sac (Road B).
3. This parcel was subject to a recent zoning map change, approved by the Town Board. The parcel was previously zoned "B", but was changed to the "R-2" zoning district, which is the same as the surrounding residential neighborhoods on Patton Road. The lot sizes for the subdivision match the sizes of the adjacent neighborhood's lots and will fill out the last remaining vacant parcel in this neighborhood.

4. Setback lines are required to be shown on each lot, indicating each setback and the actual distance from the lot line.
5. The plans will need to demonstrate they meet the residential lot area requirement of having 4,500 square feet of minimum buildable area (Section 185-48.5). This requirement must be demonstrated on each lot with a dashed box, much like the building envelope.
6. The bulk table should be expanded to show the actual dimensions of each lot and their setbacks.
7. A stamped and sealed survey sheet must be provided.
8. A landscape plan will be required, showing the required street trees on each cul-de-sac. The stormwater pond will be visible from both Route 52 and several of the new lots so special attention should be paid to the landscaping in this area.
9. There are existing stonewalls lining Patton Road, is the applicant planning on keeping these stone walls as an aesthetic resource and to keep the existing community character?
10. The buffering requirement do not discuss screening residential properties from each other, but the back yards of the proposed homes and the homes on Countess Court and Capital Court will run into each other. The Planning Board and applicant should discuss the possibility of providing fencing between the properties. I would expect this issue to be discussed at the required public hearing.
11. A narrative letter will need to be sent to properties within 500 feet of the project to meet the intent of the new local law being discussed by the Town Board. I will request a mailing list from the Assessor's office and write the narrative letter. The Planning Board can discuss whether they would like the applicant to provide the stuffed envelopes for a town employee to mail the letters or if they would like the applicant to mail the letters. This issue is currently being discussed at the Town Board level.
12. If the Planning Board determines that the sketch plan can be conceptually approved, they should declare their intent for lead agency. The outside agency approvals that are necessary for this subdivision are: Orange County Health Department, Orange County Planning Department, NYS DEC for sewer main extension and SPDES permit, City of Newburgh for sewage flow acceptance and the Town of Newburgh Highway Department for access of a town roadway. The Ambulance, Police and Fire Departments will also review the plans, as per Planning Board policy. The Town Board will also need to approve the road names, this could be done as a condition of approval later in the process or the applicant can start the process sooner.

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.