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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: 16 lot residential subdivision (9.38 acres)

DATE: July 29, 2013

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted September 27, 2012

SEQRA Status: Unlisted, Planning Board is Lead Agency as of October 4, 2013

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

Map Dated: July 19, 2013

Site Inspection: September 27, 2012

Planning Board Agenda: August 1, 2013

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 July 29, 2013

COMMENTS AND RECOMMENDATIONS:

1. The applicant has submitted a detailed subdivision plan for a 16 lot subdivision at the intersection of Patton Road and Route 52. The north side (Road A) of Patton Road will have lots 1-9 and the south side (Road B) will have lots 10-16, accessed from separate cul-de-sacs. A loss of one lot from Road A was incurred during the full design of the project.
2. The applicant has provided the setback dimensions in a bulk table, but has not shown the measurements on each lot. Each lot should demonstrate the front, rear and side yard setbacks from the property line. The lot width is currently shown on the lots where the measurement is at the 100 foot minimum.
3. Lots 9, 10 and 16 are considered corner lots, which require that the 40 foot front yard setback be shown on both Patton Road and the proposed cul-de-sacs. One rear yard and one side yard are required to be shown on each lot. All of these dimensions should be demonstrated on the plans and in the bulk table (required in Section 185-17).

4. The 4,500 square foot buildable area dimension has been demonstrated on each lot. Some of the homes are outside of the shaded area, but this is allowed as long as the homes are within the setback lines.
5. Street trees are required every 40 feet along each cul-de-sac. This requirement is listed under Section 163-9 (Required Public Improvements).
6. Snow storage areas should be shown somewhere on both cul-de-sacs.
7. The applicant is showing two small rain gardens on each lot to meet the MS-4 requirements (which Pat Hines will discuss).
8. This subdivision will require ARB approval for the new homes since it is above ten lots.
9. The easement language should be sent to Mike Donnelly for his review.
10. The applicant has received the Public Hearing Law. If the Planning Board feels the plans are ready for a Public Hearing I will draft the notice of hearing. The first available date for a hearing would be September 5, 2013. The applicant will need to send the adjainer notice even if there is no Public Hearing scheduled, I will provide the mailing list once it is received from the Assessor's office.

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.