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## **PROJECT ANALYSIS**

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2012-19

PROJECT NAME: Pet Hotel and Day Care Facility

LOCATION: West side of Route 9W, approximately 490 feet north of Lattintown Road (9-3-22.2, 23.0)

TYPE OF PROJECT: Site Plan and ARB for 11,580 sq. ft. building (2.8 ac)

DATE: November 30, 2012

REVIEWING PLANNER: Bryant Cocks

### **PROJECT SUMMARY:**

Approval Status: Submitted November 27, 2012

SEQRA Status: Unlisted

Zone/Utilities: B District/municipal water and individual septic system

Map Dated: October 11, 2012

Site Inspection: November 27, 2012

Planning Board Agenda: December 6, 2012

Consultant/Applicant: Thomas DePuy, 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 November 30, 2012

### **COMMENTS AND RECOMMENDATIONS:**

1. The applicant is proposing a pet hotel and day care facility (Veterinarian's Office) on Route 9W in the B Zoning District, an allowable use. The two lots in question will be combined into one lot, although most of the building will be on the existing Moriello lot (lot 23). The Solomons lot (22.2) currently houses one of the existing veterinary hospitals and a kennel, with two fenced in areas for the animals. The adjacent Ranne lot (22.1) houses the other veterinary hospital with the majority of the parking for the existing hospital.
2. The existing structure on lot 22.2 does not meet the front yard setback requirement. It is an existing structure but it loses its non-conforming status once the parcels are combined and a new building is constructed. A variance will be required for the front yard setback on the existing building.
3. Section 185-21.D.2 of the Zoning Law requires a 30 foot landscape buffer between this use and the existing dwelling on the adjacent Yonnone lot. This buffer will need to be shown on the plan and the trees and plant materials will be required on the landscape plan. The new building does meet the 75 foot separation distance from the residence as required under Section 185-45.A.2.

4. The building department will review the interior design of the building to ensure it is soundproof, as required under Section 185-45.A.3. Section 185-45.A.4 requires a double door to prevent escapes by the animals. This will also be reviewed by the building department.
5. The applicant will need to show the dumpster location for the new facility, as well as ensuring that the containers are odor proof, as required in Section 185-45.A.5.
6. The applicant will need to provide additional information in the EAF regarding threatened and endangered species. The DEC Environmental Resource Mapper must be used to determine if any of the species exist on site, not just professional observation.
7. The stream running through the property is tributary to Lattintown Creek. The applicant should confirm this stream is not part of a larger DEC or ACOE wetland. If it is, further permitting or buffer areas could be required.
8. The EAF should be revised to show all interested and involved agencies, such as the DOT and Orange County Planning Department.
9. There are four existing buildings to be removed before construction; a demolition permit will be required for their removal.
10. ARB drawings with material and color samples for the Planning Board's review will be required at a later date. Existing and proposed signage must also be shown, including a signage chart detailing the freestanding sign and any signage on the existing and proposed buildings. The applicant might want to review the amount of signage required for the site before going to the ZBA, as a variance might be required.
11. A lighting plan will be required, showing the existing and proposed fixtures, along with an isofootcandle diagram. The proposed fixture is shown at 17 feet high, while the Design Guidelines recommend a 16 foot height. The applicant can either change the fixture or request a waiver of the design guideline from the Planning Board.

The above comments represent my 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 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 my existing comments.