

BC Planning, LLC
555 Route 32, PO Box 489
Highland Mills, New York 10930
(845) 827-5763
FAX 827-5764
email: bcocks@frontiernet.net

PROJECT ANALYSIS

MUNICIPALITY: Town of Newburgh TOWN PROJECT NO. 2012-15

PROJECT NAME: Potter's Ridge Subdivision
LOCATION: 6 and 11 Potter's Ridge Road off Leslie Road (26-2-20, 23)
TYPE OF PROJECT: 2 lot subdivision and lot line change (5.7 acres)
DATE: October 12, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted August 16, 2012, revised September 10, 2012
SEQRA Status: Unlisted, Negative Declaration issued September 20, 2012
Zone/Utilities: R-2/municipal water and individual septic system
Site Inspection: August 16, 2012
Planning Board Agenda: October 18, 2012
Map Dated: September 7, 2012
Consultant/Applicant: Talcott Engineering Design, PLLC – Charles Brown, PE
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 October 12, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant is before the Planning Board for a public hearing.
2. The applicant has received approval for three lots on a common driveway from the Town Board, dated October 10, 2012.
3. A stamped survey will be provided with the final plan set, as indicated by the applicant.

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.