

BC Planning, LLC
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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: August 31, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted August 16, 2012
SEQRA Status: Unlisted
Zone/Utilities: R-2/municipal water and individual septic system
Site Inspection: August 16, 2012
Planning Board Agenda: September 6, 2012
Map Dated: August 13, 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 August 31, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant proposing a two lot subdivision of lot 26-2-20, owned by Diane Brown. A lot line change is also proposed, transferring .5 acres to lot 26-6-23, owned by Robert and Deborah Thurston. The new 3 bedroom home will be situated on .8 acres. All three lots are accessed from the private road, Potter's Ridge Road.
2. The lot line change with the Thurston lot will cause a need for two variances, one for minimum lot area (21,286 sq. ft. proposed, 40,000 sq. ft. required) and one for lot width (141 feet proposed, 150 feet required) as the lot loses its existing non-conforming status when being subdivided or a lot line change is being proposed. If the Thurston lot is connected to the municipal water line the lot would not need to receive the variances.
3. The residential lot area requirement of a minimum buildable area of 10,000 square feet for the Thurston lot and 5,250 square feet for the Brown and proposed lots must be shown on the plans. If the Thurston lot is connected to municipal water then the 5,250 square foot requirement must be met.

4. A survey will be required for the subdivision plan, it looks as though Jonathan Millen will be the surveyor of record but there is no date or stamp so I do not know if one has been completed.
5. The applicant should discuss why there is a well house on the Brown lot when they indicated it was hooked into the water line off Leslie Road.
6. The Planning Board should discuss whether the applicant will need to meet the mailing requirement that is currently under review by the Town Board as a Local Law. If the Planning Board determines the applicant should complete the mailing I will request the mailing list from the assessor, which will be required for the Public Hearing either way. If the applicant says they will hook the Thurston lot to public water then a Public Hearing could be scheduled since no variances would be necessary.

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.