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MUNICIPALITY: Town of Newburgh

TOWN PROJECT NUMBER: 12-05

PROJECT NAME: Route 300 Center

LOCATION: Route 300 next to Newburgh Mall (60-3-40.0)

TYPE OF PROJECT: Site plan for gas station, tire center and bank (3.07 ac)

DATE: November 1, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted February 8, 2012, Concept Approval granted February 16, 2012

SEQRA Status: Unlisted

Zone/Utilities: IB/municipal water and sewer

Map Dated: October 18, 2012

Site Inspection: February 8, 2012

Planning Board Agenda: November 1, 2012

Consultant/Applicant: Langan Engineering

Copies have been sent to: John P. Ewasutyn at the Planning Board office, James Osborne, Michael Donnelly, Karen Arent, Ken Wersted, Patrick Hines and Gerald Canfield on November 1, 2012

Comments and Recommendations:

1. The applicant has provided fully engineered revised plans based on the two variances granted by the ZBA on June 28, 2012. The two variances are to permit a gasoline station within 1000 feet of another existing establishment and to allow for 520 square feet of signage where 144 square feet are allowed. These two variances should be listed on the bulk table in sheet 2 of the site plan set.
2. The applicant is now showing a phased plan in which construction of the tire center and gas station with kiosk will occur in Phase 1 and the construction of the bank will occur in Phase 2 when a tenant is secured. The applicant is looking to obtain a full site plan approval for Phase 1 and return for Phase 2 when a tenant is secured. The site will have to work as a whole when Phase 1 is complete in the second phase is not constructed for some time.
3. The applicant has also revised the plans to show a one-way exit from the site through the back of the parcel and connecting to the Newburgh Mall exit onto Meadow Hill Road. This exit will provide for easier left turn movements out of the site since the entrance is so close to the existing intersection. Ken Wersted has commented on possibly widening

the road to provide two way access into the site, which will alleviate some traffic on Route 300. The ACOE has provided the applicant with permission to fill in a small amount of wetland for the access drive. I currently do not have a copy of the letter from the ACOE so I would ask the applicant to provide a copy for my files.

4. The applicant will need to revise the parking space striping detail to show the Town of Newburgh required striping. The current detail shows one line between spaces while the Town of Newburgh detail is double lined.
5. The applicant is proposing the bollards on site to be yellow in color; the Planning Board should discuss whether they would like to see a different color bollard to match the building.
6. The lighting fixture heights are currently shown at 15 feet under the gas canopy and 20 feet around the parking lots. The Town of Newburgh Design Guidelines requires a maximum of 16 foot high lights in commercial site plans of this size. The Planning Board can discuss with the applicant either lowering the height or providing a waiver of the requirement.
7. The Planning Board typically requires color and material samples for ARB review. The applicant has provided black and white drawings of the facades, but should provide color drawings at the Planning Board meeting for the board's review.
8. All required seals and signatures have been provided in the plan set.
9. Does the applicant have any idea on how long the northern portion of the site will sit empty before coming back before the Planning Board? This is a high traffic area of the Town so all efforts should be made to beautify this area until construction commences. Currently the landscape plan shows a meadow mix to be planted, we are trying to avoid the site looking like an overgrown pile of weeds if it is left vacant for a long period of time.

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 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 my existing comments.