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MUNICIPALITY: Town of Newburgh

TOWN PROJECT NUMBER: 2013-06

PROJECT NAME: Sager Lot Line Change

LOCATION: Old Little Britain Road (97-1-35.1 and 35.2)

TYPE OF PROJECT: Lot Line Change (.97 ac)

DATE: April 2, 2013

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Plans submitted March 18, 2013

SEQRA Status: Type II

Zone/Utilities: R-3/0 - individual septic systems and municipal water

Map Dated: March 18, 2013

Site Inspection: April 2, 2013

Planning Board Agenda: April 4, 2013

Consultant/Applicant: Charles Brown, PE

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 April 4, 2013

Comments and Recommendations:

1. The applicant has submitted a lot line change application which will transfer 8,516 square feet of area from lot 35.2 to lot 35.1. This lot line change will serve to place the inground pool in between the homes on lot 35.1. Both lots are accessed from Little Britain Road by a common driveway.
2. There is one existing non-conforming side yard setback on lot 35.1. 15 feet is required, while 7.5 feet are shown between the home and the property line. This non-conformity is not increasing or being affected by moving the rear lot line.
3. There is an existing City of Newburgh Water ROW which will serve as the rear lot line for lot 35.1. The ROW is not being affected by this lot line change. There is also an existing NYS Drainage Easement at the rear of lot 35.2 which will not be affected by this lot line change.
4. Since a lot line change is no longer classified as a subdivision in the Town of Newburgh there is no referral to the Orange County Planning Department required at this time. This project is close to the New Windsor border, so the Planning Board can discuss whether they would like to send the project, but there will be no impact on New Windsor from this lot line change.
5. Lot Line Changes are a Type II action under SEQRA and no environmental review is required for this application. This is a simple lot line change and there will be no environmental impacts due to the approval of this action by 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 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.