

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. 2006-19

PROJECT NAME: Secure Property Management (Orchard Properties, Inc.)

LOCATION: Lakeside Road, north of Jenny Lane (28-1-18.2)

TYPE OF PROJECT: 3 lot residential subdivision (formerly 6 lots)

DATE: March 9, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted March 9, 2006, Preliminary Approval granted June 21, 2007

SEQRA Status: Unlisted, PB lead agency as of April 6, 2006, negative declaration issued March 29, 2007, Negative Declaration Re-Affirmed February 16, 2012. Public Hearing will be held at the March 15, 2012 Planning Board meeting on the changes to the subdivision.

Zone/Utilities: R-1/municipal water and sewer for lots 1 and 2, well and septic for lot 3

Map Dated: January 28, 2012

Site Inspection: February 8, 2012

Planning Board Agenda: March 15, 2012

Consultant/Applicant: Vincent J. Doce Associates

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 March 9, 2012

COMMENTS AND RECOMMENDATIONS:

The following are comments that will need to be addressed by the applicant, as new plans have not been submitted by the applicant. These comments could be addressed as conditions of approval if the Planning Board chooses to approve the project after the public hearing.

1. Three lots utilizing a common driveway will require a Town Board waiver; the Planning Board is not able to make this determination. The Town of Newburgh Highway Department will need to approve the common driveway location.
2. The lots must demonstrate the residential lot area requirement; it looks as though there is adequate room on each lot so this should not be an issue.
3. All seals and signatures are required, including the surveyor and wetland delineation.
4. Approval for the ACOE crossing could be required, depending on the amount of fill the applicant is proposing. This should be labeled on the plans.
5. The Orange County Health Approval that was granted for the 6 lot subdivision will not be required because of the reduction in lots.
6. The applicant will be looking to obtain outside user status for the sewer connection.
7. A common driveway easement and maintenance agreement is required.
8. The applicant has indicated they will preserve the stone walls on site to the extent practicable, this should be stated in a note on the plans.

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.