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**PROJECT ANALYSIS**

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2012-16

PROJECT NAME: Sprint/Nextel Quaker Street  
LOCATION: 409 Quaker Street (11-1-143)  
TYPE OF PROJECT: Special Use Permit, ARB and Site Plan Approval for replacement of 4 panel antennas on the existing cell tower (23.9 acres)  
DATE: September 14, 2012  
REVIEWING PLANNER: Bryant Cocks

**PROJECT SUMMARY:**

Approval Status: Submitted September 13, 2012  
SEQRA Status: Unlisted  
Zone/Utilities: AR/none needed for this application  
Map Dated: September 11, 2012  
Site Inspection: September 13, 2012  
Planning Board Agenda: September 20, 2012  
Consultant/Applicant: Cara Bonomolo, Esq.  
Copies have been sent to: John P. Ewasutyn at the Planning Board Office, James Osborne, Tilford Stiteler, Gerald Canfield Michael Donnelly, Patrick Hines, Karen Arent and Ken Wersted on September 14, 2012

**COMMENTS AND RECOMMENDATIONS:**

1. The submittal package was sent to the Orange County Planning Department on August 27, 2012 but was deemed incomplete due to the lack of the EAF and site plan application. Once received on September 13, 2012 I forwarded the necessary items to the Planning Department.
2. The Planning Board scheduled the project for a Public Hearing as a Board Business item at the August 16, 2012 Planning Board meeting. The Planning Board has not yet declared their intent for lead agency and will also need to make a SEQRA Determination after hearing Mike Musso's review.
3. The Planning Board typically does not grant any approval until the OCPD review letter is received or the 30 day timeframe has expired.

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.