

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. 2012-14
PROJECT NAME: Time Warner Cable
LOCATION: 800 Auto Park Place (97-2-11.2)
TYPE OF PROJECT: Site plan exemption request for 984 sq. ft. addition to existing 720
sq. ft. utility building (will be 1,704 sq. ft. total)
DATE: August 10, 2012
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted July 30, 2012
SEQRA Status: Type 2
Zone/Utilities: IB/municipal water and sewer for the site
Site Inspection: August 2, 2012
Planning Board Agenda: August 16, 2012
Map Dated: July 24, 2012
Consultant/Applicant: John Petroccione, 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 10, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant is requesting a site plan exemption for the project under Section 185-56(b) of the Zoning Law for construction of a 984 sq. ft. addition to the existing 720 sq. ft. Time Warner utility building on Auto Park Place. The site plan exemption is allowed under this section because the addition is less than 2,500 sq. ft.
2. The applicant will also be constructing 5 parking spaces for Time Warner workers and will be installing wall mounted lighting on the building addition. This is a well-lit car dealership and there will be no additional impact from the lighting. The parking count will also not be affected by the building addition as there are more than adequate spaces on site for the additional square footage.
3. A 25 foot access easement is currently in place for the utility building; this easement should not change with the building addition. The applicant currently leases 6,930 square feet of space for the utility building, which also will not change. Michael Donnelly should comment on whether the lot owner will need to submit any additional paper work stating he approves of this construction.

4. The applicant will also be providing 11 white spruce trees and 4 winter gem boxwoods in front of the building for aesthetic purposes.

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.