

**Time Warner Cable  
Hub Site Building Addition  
Town of Newburgh Project # 2012-14  
7/30/12**

Time Warner Cable currently operates a hub site on a lease parcel located within Lot 11.2, of Block 2 in Section 97 as shown on the Town of Newburgh tax map. This lease parcel is accessed via an access easement over lots 97-2-32 and 97-2-11.2, partially being Auto Park Place, a private road. The total area of the lease parcel is 6930 s.f..

The lease parcel contains the existing hub building, a 24' by 30' (720 s.f.) masonry building. The function of the building is to house the computer equipment needed for the distribution of Time Warner's cable services in the area. With the exception of an occasional inspection or troubleshooting of the computer equipment, the building is normally not manned. As such, the building does not have water or sewer service.

The purpose of the site plan is to propose a 30'-9" by 32' (984 s.f.) addition, to house additional computer equipment for the cable distribution operation. No change in use of the site is proposed.

In addition to the building addition, the construction of 5 parking spaces is proposed. These spaces could be used by maintenance/repair personnel during troubleshooting operations, if needed. Site lighting is also proposed, for security purposes.

Site work is limited to the grading work necessary to prepare the disturbed area and to construct a stone filled storm water diversion trench. This trench will divert storm water from the building, and also provide flow attenuation offsetting the minimal 4538 s.f. increase in impervious area.

The existing and proposed features of the site are depicted on the attached site plan. Due to the minor nature of the project, the applicant is requesting a waiver of Planning Board review, as permitted under Section 185-56 (B) of the Town of Newburgh Zoning Code. The Code allows for this waiver, at the Planning Boards discretion, for buildings with areas under 2500 s.f.. The 984 s.f. addition to the existing 720 s.f. building results in a 1704 s.f. building.

The applicant looks forward to meeting with the Planning Board at the August 16, 2012 meeting to discuss this project.