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## **PROJECT ANALYSIS**

MUNICIPALITY: TOWN OF NEWBURGH TOWN PROJECT NO. 2013-07  
PROJECT NAME: Verizon Garage Consolidation  
LOCATION: 1428 Route 300 (60-3-22.21)  
TYPE OF PROJECT: Amended Site Plan  
DATE: April 16, 2013  
REVIEWING PLANNER: Bryant Cocks

### **PROJECT SUMMARY:**

Approval Status: Submitted April 9, 2013  
SEQRA Status: Type II  
Zone/Utilities: IB District/municipal water and sewer service  
Map Dated: February 12, 2013  
Site Inspection: April 16, 2013  
Planning Board Agenda: April 18, 2013  
Consultant/Applicant: Robert Heymach, AIA – William F. Collins Architects  
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 April 16, 2013

### **COMMENTS AND RECOMMENDATIONS:**

1. The applicant is proposing to consolidate two facilities in the Town (the other on Pierce Road) into the existing Verizon garage on Route 300. The building is of sufficient size to accommodate the consolidation but the applicant will need to reconfigure the parking lot and increase its size by 2,640 square feet. The new paved area will house storage for telephone poles and cable reels. Fencing on the site will be replaced to screen the facility from adjacent uses. There will be some interior work on the building, but that will be a Building Department issue and not reviewed by the Planning Board.
2. The site currently has front yard, one side yard and rear yard setback violations. There will be no work to the exterior of the buildings and none of the setback violations are being increased, therefore no variances will be necessary (Section 185-19.C.1). The bulk table should be revised to show the actual setback dimensions for the building. The front yard setback requirement should be listed at 60 feet since Route 300 is a State Roadway.
3. One new light pole will be installed for the parking lot at 20 feet in height. The 20 foot height matches the Design Guideline requirement for parking lot lighting. There will be little to no spillover from the one lighting fixture onto adjacent properties. The applicant has provided the catalog cut for the fixture, as requested by the Building Department.
4. The plans will need to be forwarded to the Orange County Planning Department for their review.
5. The construction of 2,640 square feet of new parking area is under the 4,000 square foot requirement for a SEQRA review, making this item a Type II action.

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.