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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2013-11

PROJECT NAME: Volkswagen of Newburgh

LOCATION: Rt. 17K, across from National Guard entrance (95-1-53)

TYPE OF PROJECT: Site Plan for car dealership (5.02 acres)

DATE: August 12, 2013

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted July 12, 2013

SEQRA Status: Unlisted

Zone/Utilities: IB/municipal water and sewer

Map Dated: Not dated

Site Inspection: July 18, 2013

Planning Board Agenda: August 15, 2013

Consultant/Applicant: Dominic Cordisco, Esq.

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 August 12, 2013

COMMENTS AND RECOMMENDATIONS:

1. The applicant is proposing to construct a 23,340 square foot Volkswagen dealership, with 237 total parking spaces for inventory, customer and employee parking. The entrance to the site will be located at the light for the entrance to the National Guard area of Stewart Airport.
2. The site abuts a private residential roadway, Mulbury Lane. This makes this lot a corner lot (Section 185-17). The applicant will need to show a 60 foot front yard setback instead of the 40 foot side yard setback currently shown. If the building cannot be moved a side yard setback variance would be required.
3. The applicant has indicated they will show a 35 foot landscaped area in front of the few display cars in the front yard. The landscaped area is required by Section 185-15, as indicated on the site plan. When the plans are fully designed the type of vegetation and any required grading will determine the visibility of the display cars from Route 17K.

4. I'm unclear on whether the interior design of the building is supposed to match the site at this time. It looks as though the front service entrance is showing the exit through what looks to be a waiting area, and the interior car movement is shown to go through a wall and over a curb. The rear service area exit does not look to have an entrance at this time. The car wash entrance also utilizes the service area exit area; this could be confusing to some customers and will have to be clearly signed to avoid accidents.
5. The parking calculation table should show how the applicant came up with the 237 spaces.
6. Is the future car inventory lot part of a phasing plan? What would trigger the need for this lot to be constructed? It is currently shown to be curbed off, would it be landscaped until construction? How would drainage of this area be handled into the existing system?
7. The front six inventory spaces have a retaining wall screening them from Route 17K. Is this retaining wall necessary for construction of the lot or for aesthetic purposes? Parking in the front yard should be screened with either landscaping or a wall of some sort to meet the intent of the Design Guidelines.
8. The area that holds the four display cars directly in front of the building is a little confusing. A flagpole and retaining wall are shown in this area, are the top two cars elevated with the flagpole in the middle? The retaining wall arrow might be misplaced.
9. A stamped and sealed survey sheet must be submitted with the fully designed drawings. The wetland delineation plan must also be submitted as part of the package.
10. The applicant will need to send the required adjoining notice to the property owners within 500 feet. I will request the mailing list from the Assessor's office and draft the notice.
11. The Planning Board will need to declare their intent for designation of lead agency. The applicant can discuss if they would like to send the plans out in their conceptual form or wait until they are fully engineered to avoid sending it twice.

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.

