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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH TOWN PROJECT NO. 2012-27
PROJECT NAME: William Noble Subdivision
LOCATION: 409 Quaker Street (11-1-143.0)
TYPE OF PROJECT: 3 lot subdivision with one existing home and one cell tower and lot line change (24.140 ac)
DATE: April 4, 2013
REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted December 4, 2012
SEQRA Status: Unlisted
Zone/Utilities: AR District/individual well and septic system
Map Dated: April 2, 2013
Site Inspection: December 4, 2012
Planning Board Agenda: April 4, 2013
Consultant/Applicant: Barger and Miller
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 4, 2013

COMMENTS AND RECOMMENDATIONS:

1. The applicant is proposing to subdivide the parcel into three lots, Lot One is the existing home on 12.51 acres, Lot Two is the proposed dwelling on 6.49 acres and Lot Three is the existing cell tower on 3.84 acres. A lot line change is also proposed which will give 1.30 acres to the Barbeito and Rios lot to the north of the parcel.
2. The Planning Board has discussed the need for a review of the cell tower on site. It was determined that no additional review was necessary since Mike Musso reviewed the cell tower within the last year.
3. The proposed home on Lot Two and the cell tower on Lot Three will be accessed via a common driveway on Quaker Street. The applicant will need to provide the access easement for Michael Donnelly's review.
4. The lots meet all zoning and setback requirements and no variances will be necessary.
5. A Central Hudson utility line runs through the south side of the parcel. The new home construction is outside of the easement area and there will be no disturbance or access easements required under the power line. The subdivision plans has been forwarded onto Central Hudson for their review, but I have not received a letter from Central Hudson at this time.
6. The applicant stated they walked the site with the DEC and determined there are no wetlands to be affected. Was there any type of written correspondence from the DEC after the site walk was completed?

7. The plans were sent to the Orange County Planning Department, who issued a Local Determination.
8. The Planning Board has not yet declared their intent for designation of lead agency.
9. The next available Public Hearing date would be May 2, 2013. If the Planning Board schedules the project for this date I will draft the Notice of Hearing, Adjoiner Notice and request the mailing list from the Assessor.

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.