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PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2012-23

PROJECT NAME: Lands of Williams

LOCATION: Kings Hill Terrace and Fox Hill Road (3-2-4.15 and 3-1-5.12)

TYPE OF PROJECT: Lot Line Change (9.24 ac)

DATE: November 30, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted November 29, 2012

SEQRA Status: Unlisted

Zone/Utilities: AR District, individual wells and septic systems

Map Dated: October 31, 2012

Site Inspection: November 29, 2012

Planning Board Agenda: December 6, 2012

Consultant/Applicant: Daniel Yanosh, LLS

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 November 30, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant is proposing a lot line change which will move .83 acres of land from the Williams lot (3-2-4.15) to the Campbell lot (3-1-5.12). Both lots will meet all zoning requirements and no variances will be necessary.
2. The applicant has shown all required information on the submitted plans except for the signatures of the owners, which can be a condition of approval.
3. This application is a simple lot line change. No public hearing is required, but a SEQRA Determination will be necessary for approval. The parcels are within 500 feet of a state roadway (Rt. 300), but since the approval is not a subdivision or site plan no referral to the Orange County Planning Department is required.
4. A Short Form EAF has been submitted by the applicant. There will be no environmental impacts due to the proposed lot line change, as there are no additional buildings or improvements proposed with this lot line change.

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.