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**MUNICIPALITY:** Town of Newburgh

**TOWN PROJECT NUMBER:** 12-08

**PROJECT NAME:** WPA Acquisition Clearing and Grading

**LOCATION:** North Plank Road, opposite Chestnut Lane (75-1-29.1)

**TYPE OF PROJECT:** Clearing and Grading Permit (10.37 ac)

**DATE:** June 5, 2012

**REVIEWING PLANNER:** Bryant Cocks

**PROJECT SUMMARY:**

Approval Status: Plans submitted June 5, 2012

SEQRA Status: Unlisted

Zone/Utilities: B along Route 32, R-3 in back of site

Map Dated: May 11, 2012

Site Inspection: June 5, 2012

Planning Board Agenda: June 7, 2012

Consultant/Applicant: Darren Doce, PE

Copies have been sent to: John P. Ewasutyn at the Planning Board office, James Osborne, Michael Donnelly, Karen Arent, Ken Wersted, Patrick Hines and Gerald Canfield on June 4, 2012

**Comments and Recommendations:**

1. The applicant should submit a landscape plan to screen the open site from Route 32. Since the applicant is not submitting a site plan at this time it is probable that the site will be vacant for the foreseeable future. This is a high traffic area of the Town of Newburgh and the applicant should provide screening in the front of the site to mitigate the impacts of an open, freshly cleared 10 acre parcel. The Gidneytown Creek runs through the front of the site and there are some slopes between the 100 year flood boundary and the silt fence location so the applicant will need to be creative in where the plantings will be located.
2. Does the applicant have a timeframe for the removal of materials from the site? Traffic impacts would be expected from the trucks leaving the site, and the applicant should indicate if this removal will happen over a long period of time, which would minimize the impacts, or a short period of time, which could cause impacts on the surrounding neighborhood.

3. The applicant should add a note on the plan stating they will comply with the Town of Newburgh noise standards during the excavation of materials on site. There are businesses and residences in the vicinity which will hear the excavation, and the applicant should ensure that they conform to the hours of operation discussed in the Noise regulations.
4. Patrick Hines will comment on the SWPPP for the site and the distinction between a Clearing and Grading Permit and a Mining Permit through the DEC.
5. This site is on Route 32, a State Roadway, but is not a site plan or subdivision, so no referral to the Orange County Planning Department is necessary.

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 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 my existing comments.