

BC Planning, LLC
555 Route 32, PO Box 489
Highland Mills, New York 10930
(845) 827-5763
Fax: 827-5764
Email: bcocks@frontiernet.net

PROJECT ANALYSIS

MUNICIPALITY: TOWN OF NEWBURGH

TOWN PROJECT NO. 2013-09

PROJECT NAME: Gibson Estates

LOCATION: 122 Rock Cut Road (47-1-28.2)

TYPE OF PROJECT: 4 Lot Residential Subdivision with one existing home (6.11 acres)

DATE: July 11, 2013

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted May 9, 2013

SEQRA Status: Unlisted

Zone/Utilities: R-1/individual wells and septic

Map Dated: June 28, 2013

Site Inspection: May 14, 2013

Planning Board Agenda: July 18, 2013

Consultant/Applicant: Ken Lytle, Zen Design Consultants, Inc.

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 July 11, 2013

COMMENTS AND RECOMMENDATIONS:

1. The applicant has provided a revised subdivision plan after receiving variances for the County Road front yard setback and the centerline setback on June 27, 2013.
2. The lot line configuration previously showed two strips of approximately 15 feet along the northern and southern property lines to make the necessary square footage for the front lots. The layout now shows a one foot line with a triangle piece of property belonging to the front lots in the back yard of the back lots. I do not believe this configuration will work, as it is bound to cause disputes by the neighbors. The applicant should look to somehow rework the property lines to a more agreeable layout.
3. The necessary notes have been added to the plans regarding foundation staking and the abandonment of the septic system and driveway on the existing parcel.
4. The buildable area requirement of 10,000 square feet has been shown as a shaded area for each lot, as requested.
5. All of my other previous comments have been addressed at this time.
6. The Planning Board should declare their intent for lead agency, since the County DPW must approve the driveway location. The plans must also be sent to the OCPD. I would have no issue with a Negative Declaration if the applicant can re-configure the property lines.
7. The applicant sent out the adjoiner notice with after the first Planning Board meeting. The Planning Board should discuss holding a Public Hearing on August 15, 2013.

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.