

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. 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: December 14, 2012

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: November 28, 2012

Site Inspection: December 4, 2012

Planning Board Agenda: December 20, 2012

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 December 14, 2012

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 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.
3. The lots meet all zoning and setback requirements and no variances will be necessary.
4. A signed and sealed survey sheet will be required.
5. There is little to no grading required for the new lot, as the area is flat. They have provided a disturbance limit line to limit the number of trees removed during construction.
6. 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 will need to be forwarded onto Central Hudson for their review, as previously requested.
7. Does the applicant have any correspondence from the DEC regarding the wetlands on or adjacent to the parcel?

8. The back of the lot is within 500 feet of Route 87 so the project will need to be referred to the Orange County Planning Department.
9. If the plans are conceptually approvable by the Planning Board, they can Declare their Intent for Lead Agency and forward the plans to the Planning Department and Central Hudson.
10. The next available Public Hearing date would be January 17, 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.