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MUNICIPALITY: TOWN OF NEWBURGH **OUR PROJECT NO.** 04-10-21
TOWN PROJECT NO. 97-18

PROJECT NAME: HL Rentals LLC (Phase II)

LOCATION: Route 52 between Brookside Road and Pepsi Drive (72-13-7.2 and 7.1)

TYPE OF PROJECT: Site Plan for 4,760 sq. ft. office building

DATE: July 30, 2012

REVIEWING PLANNER: Bryant Cocks

PROJECT SUMMARY:

Approval Status: Submitted May 21, 1997, ZBA approval given December 28, 2006,
Final approval granted March 6, 2008

SEQRA Status: Unlisted, negative declaration issued April 19, 2007

Zone/Utilities: B/central water and sewer

Map Dated:

Site Inspection: July 30, 2012

Planning Board Agenda: August 2, 2012

Consultant/Applicant: 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 30, 2012

COMMENTS AND RECOMMENDATIONS:

1. The applicant is before the Planning Board because the approved retaining wall which should have extended from the Northeast corner of the building westerly along the back of the building, has been constructed from the Northeast corner of the HL Rentals building to the Northwest corner of the adjacent residential building, owned by Ashton Rowell (as listed on the site plan). The applicant will need to explain the situation to the Planning Board to decide if the issue is a field change or an amended site plan, which will need to be submitted for review. In either instance the applicant will need to provide an agreement between both owners of the properties in question. I currently have no other information besides a letter from the building department explaining the issue and a photocopy of the site plan with the new retaining wall drawn on with a marker.

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.