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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME:	ARANSON MINOR SUBDIVISION & LOT LINE CHANGE
PROJECT LOCATION:	NYS ROUTE 94 (NEAR WILLOW LANE) SECTION 46 – BLOCK 2 – LOT 51.2 & 54.1
PROJECT NUMBER:	03-26
DATE:	24 SEPTEMBER 2003
DESCRIPTION:	THE APPLICATION PROPOSES THE SUBDIVISION OF THE 5.35+/- ACRES (TWO EXISTING LOTS) INTO SIX (6) LOTS. (FOUR NEW LOTS BEING CREATED). THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The properties are located in the Professional Office (PO) and R-4 zoning districts of the Town. The single-family residential use is a use permitted by right in both zones. The bulk requirements require some corrections as follows:

   - R-4 zone width is 125'
   - R-4 zone front yard is 45'
   - R-4 zone side yards are 20/40'
   - R-4 zone rear yard is 50'
   - R-4 zone frontage is 70'
   - R-4 zone min. livable area is 1200 sf
   - R-4 zone max. development coverage is 20%

   Some lot reconfiguration and realignment will be required to bring lots 5 and 6 into compliance.

   The bulk tables should, at minimum, indicate actual "provided" values for lot area, net lot area, lot width and lot frontage for all lots.

2. I have reviewed the plan and have the following general comments regarding the submittal/application:

- The applicant should check with the building inspector with regard to utilities for lot #1, which may be required to connect to public utilities (in contrast to note #9).
- The cul-de-sac configuration will require approval from the Planning Board.
- Sewer and water improvements (and details)should be depicted on the plans.
- Private road details should be added to the plans.
- Stormwater drainage should be addressed.
- Submittal of this application/plan to the NYSDOT and OCDOH (assuming water main extension) will be necessary.
- As per the 911 Policy of the Town, this project will require the assignment of a street name and 911 address numbering at the Preliminary approval stage of the subdivision review.

3. The Planning Board may wish to authorize the issuance of a Lead Agency Coordination letter for the project, to begin the SEQRA review process. The applicant should submit eight (8) sets of drawings and the environmental form for this purpose.

4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision and lot line change, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.

Respectfully Submitted,

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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