

**City of Newburgh  
Waterfront Advisory Committee**

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The Newburgh Waterfront Advisory Committee (WAC) met at the Newburgh Heritage Center located at 123 Grand Street on Wednesday, June 15, 2011.

Present: Waterfront Advisory Committee Chairperson, Denise Ribble,  
Waterfront Advisory Committee Members, Brian Burke, Regina Dickerson, Gail Fulton, Mary McTamane, Adam Pollick

Guests: Ian MacDougall (City Planner), Christopher Bassor (CEO, Colden Street Brewery), Mark Edsall (Engineer, McGoey, Hauser & Edsall)

Denise Ribble called the meeting to order at 7:09 p.m.

**I. Review & Approval of May Minutes**

May Minutes were reviewed by all committee members. Ms. McTamane moved to accept, Mr. Burke seconded and all were in favor.

**II. New Business**

**A. Colden Street Brewery**

Mr. Bassor and Mr. Edsall made a presentation regarding the Newburgh Brewing Company which including site plans, a Coastal Assessment Form and a short Environmental Form. Mr. Edsall reported that the lower two levels of the Colden Street building would be used for the brewery and that the top level would have mixed office use. Mr. Edsall also reported that the parking variances have been approved by the zoning board. There was discussion regarding waste and dumpsters, as well as air quality and possible odors emitted. The project was found to be consistent by all WAC members (see attached).

**B. South Street**

Ms. Ribble reported that the draft land transfer agreement made at the last WAC meeting was sent to Michelle Kelson (City of Newburgh Corporation Counsel) for review and that Ms. Kelson will meet with at least two WAC members to discuss.

**C. LWRP Amendments**

Ms. Ribble reported that since the last meeting, the sub-committee met along with Mr. MacDougall and that they had reviewed & revised up to policy 34 on Section 3. Mr. MacDougall stated that the progress report is due the end of June and that they should have up to Section 5 revised by then.

**III. Old Business**

**A. Application Process~Joint meeting of boards, coordinated review**

Ms. Ribble reported that the committees are moving closer to coordinated review.

**IV. Other Business**

**A. Next Meeting**

Ms. Ribble reported that she would like to hold the July WAC meeting on the second Wednesday of the month, July 13, 2011.

**B. Waterfront Parking & Lighting**

The committee discussed the parking and lighting situation at the waterfront, along with signage in regards to businesses located on the waterfront. The committee will ask city officials for clarification on recent restrictive parking practices in city-owned parking lots and will ask who authorized additional spot lights installed on city light poles.

**Adjournment**

The meeting was adjourned at 8:04 p.m.