

City of Newburgh
Waterfront Advisory Committee

The Newburgh Waterfront Advisory Committee met at the Newburgh Heritage Center, 123 Grand Street on Wednesday, January 20, 2010

Present: Denise Ribble, Waterfront Advisory Committee Chairperson
Waterfront Advisory Committee Members: Mary McTamaney,
Regina Dickerson, Adam Pollick, Gail Fulton, Brian Burke and
Ian MacDougall, City Planner

Chairperson Denise Ribble called the meeting to order at 7:05 p.m.

The December 16, 2009 minutes were reviewed. Mary McTamaney moved to approve and Gail Fulton seconded. All were in favor and the December 16, 2009 minutes were approved.

NEW BUSINESS

Protected View Plane- Mary McTamaney

The Committee reviewed the draft visual document prepared by Mary and Jamie Lo. The Committee will be working on a revision/amendment to the existing ordinance that will include clearer descriptions of protected view planes (i.e. 3 dimensional definitions, top of building and vegetation obstructions, etc), as well as, adding pedestrian oriented views to be protected. Some of these were then reviewed. The Committee expects that more detailed descriptions will make evaluation of applications that involve protected view planes more clear and consistent. Mr. MacDougall reminded the Committee about articles he circulated from the American Planning Association. These will be recirculated. Upon completion this draft will need to go to Corporation Council and City Council. This item will remain on the WAC agenda for continued review.

91-95 Broadway, City Center Project – Andrew Cavaluzzi (AJC Now, LLC)

Mr. Cavaluzzi introduced himself and submitted his concept drawings and preliminary specifications to the Waterfront Committee. The original plan called for a 4 story building with 4 retail stores and 10 parking spaces on the ground floor covered with a green and photovoltaic roof, 2 floors of affordable rental units and 1 floor of market rate rental units. After consultation with the City Planner, Mr. Cavaluzzi was encouraged to increase the density of the project by adding a 5th floor. This increased density is consistent with the Master Plan but will require a height variance from the zoning board. There would be 20 units total – 2 and 3 bedrooms, with the ceiling heights of the 2nd and third floor at 8 feet, 4th floor at 9 feet and 5th floor at 10 feet. There was extensive discussion about parking, including the potential use of the Ann Street parking lot even though it falls 50 feet outside of the “within 300 feet of the site”. A parking variance will be needed and there was some discussion regarding a request for permitted use of some spaces at the Ann Street parking lot. Basement plan was not available, however, elevator shaft will go to basement and not add an obstruction to the roof. Affordable units will meet the income requirements for Section 8. There was discussion about how garbage will be handled.

OLD BUSINESS

LWRP Amendments – Section IV Revisions

There was discussion among the WAC members and Courtney Kain regarding Section 4. Mary McTamaney provided to the members a Projected View Plan. Courtney Kain provided hard copies of Section 4 of the LWRP. Comments from Bonnie Devine were discussed. This item will be added to the next WAC agenda for continued review.

Deeding of Lower Broadway

Courtney Kain presented the Committee with a Orange Community College photograph of the City to River Linkage Plan. Courtney Kain briefed the WAC members on updates as to Lower Broadway & Orange Community College project. The Waterfront Committee inquired on the status of this project, particularly as it relates to Waterfront redevelopment and the OC Newburgh Transportation and Land Use planning process. Courtney was also asked about any public hearings to be scheduled and what is required to ensure a public process is followed. Ms. Kain informed the Committee that Michelle Kelson is researching the matter and recommended that the WAC keep this on the agenda for continued updates.

Letter of Support for Statistical Analysis (Regal Bag)

DISCUSSION

The WAC Chairperson asks committee members to consider the Chairpersonship. At the January meeting, we will need to vote on the Chair. Brian Burke's position is expired. He wishes to continue. It will be recommended to the Council that he be reappointed, and his vacancy be renewed retroactive to expire 2013. There is one vacancy for the Waterfront Committee. This will be advertised and posted on the City website. Applicants will be reviewed at the next meeting for recommendation to Council.

The Committee requested Courtney Kain set up a meeting with all the board members and the Fire Chief (possibly at the January 20, 2010 WAC meeting) for a review of the process for consistency review by the Waterfront Advisory Committee.

ADJOURNMENT

Regina Dickerson moved to adjourn; Adam Pollack seconded. All were in favor.

The meeting adjourned at 9:20 pm

Respectfully Submitted,

Christine M. Schuyler
NWAC Secretary