

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

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PLANNING BOARD MEETING, May 19, 2009.

The City of Newburgh Planning Board meeting was held on Tuesday, May 19, 2009, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily
Chad Wade
Deirdre Glenn
Peter Smith
Ramona Monteverde
Vera Best

Also Present:

Geoff Chanin, Corporation Counsel
Gregg Shaw, Shaw Engineering, Acting Planning Board Engineer
Ian McDougall, Planning and Development

The meeting was called at 7:30 after a quorum was confirmed.

NEW BUSINESS

Index No. 2009-06 LOT LINE CHANGE for the lands of Avgikos &
Kofsky
Location: 177 Grand Street & 280 Liberty Street
Applicant: Janet Avgikos & Elena Kofsky

Discussion by the Board:

- The property is located in an R2 zone
- The applicant, Janet Avgikos residing at 280 Liberty Street, will increase the size of her lot, due to the proposed lot line change from Elena Kofsy residing at 177 Grand Street, for landscaping purposes
- The bulk table on the lot line change plan is for a property which lies in an R3 zone. The applicant is to correct this information. The property meets the bulk requirements for an R3 zone. Therefore the applicant will meet the requirements for the R2 zone.

Peter Smith moved and Deirdre Glenn second the motion to waive the public hearing.

The motion was carried unanimously.

Deirdre Glenn moved and Vera Best second the motion to Assume Lead Agency Status for SEQRA and also a Negative Declaration
The motion was carried unanimously

Peter Smith moved and Ramona Monteverde second the motion to approve this application subject to the following:

- The applicant to change the bulk table on the plan with the correct R2 zone noted.

The motion was carried unanimously.

Peter Smith moved and Deirdra Glenn second the motion to approve the site plan.
The motion was carried unanimously.

OLD BUSINESS

INDEX NO. 2009-04 SITE PLAN for Lobby Renovations and Addition
Location: 70 Dubois Street
Applicant: St. Luke's Cornwall Hospital,
represented by Highland Associates

DISCUSSION BY THE BOARD

- The Planning Board Engineer went over his comments with the Board. Any comments that need to be addressed are of minor nature.
- The applicant submitted his approval letter from the Zoning Board of Appeals
- Submitted was a letter from the applicant, stating that in a meeting with the Water Dept. of the Orange County Dept. of Health backflow preventers will not be required.
- Zoning Board approval will have to be noted on the plan.

Chad Wade moved and Deirdre Glenn second the motion for a Negative Declaration
The motion was carried unanimously.

Chad Wade moved and Peter Smith second to approve the site plan subject to the comments of the Planning Board Engineer.
The motion was carried unanimously

Present was Mr. Vaughn representing Chapman Steamer Collective, appearing as a non-agenda item at the invitation of the Planning Board. It is the applicant's intention to restore the fence which is accurately presented on the proposed site plan. Since the Planning Boards approval on April 1 2009, was based on the prior submission that the fence would be removed, it is now the intention of the applicant to restore and keep the fence. Corporation Counsel suggested that the Planning Boards prior approval of April 21, 2009, would have to be amended to include the fence.

Discussion by the Board:

The applicant is obligated to do the following:

- Restore the fence
- Perform all the improvements that are on the proposed site plan

Chad Wade moved and Vera Best second the motion to amend the motion for site plan approval on April 21, 2009 to include the following

- Restoring the wrought iron fence and to include gates
- All improvements that are on the proposed site plan.

The motion was carried unanimously

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Margaret Hall
Secretary