

PLANNING BOARD MEETING, February 19, 2008.

The City of Newburgh Planning Board meeting was held on Tuesday, February 19, 2008, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

James Monell, Chairman

Lisa Daily

Cheryle Branson

Deirdre Glenn

Vera Best

Members Absent:

Ramona Monteverde

Also Present:

Geoff Chanin, Corporation Counsel

William Hauser, P. E..., McGoey, Hauser & Edsall City Consulting Engineers

Ian MacDougall, City Planner

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

NEW BUSINESS

Index No. 2006-14

SUBDIVISION of a 2.44 acre parcel of land into six single family residential lots (sketch plan)
Location: 3 & 5 Belnap Street
Applicant: AAA Developers & Management Corp.
represented by Gregg Shaw of Shaw Engineering

Discussion by the Board:

- The proposed subdivision is for six lots, with a cul-de-sac.
- The property is located in an R1 zone.
- The applicant received a variance, for 1 lot, from the Zoning Board of Appeals for lot width.
- The applicant did state that trees will have to be removed, but nothing like the incident that occurred with TLT Land Development
- Due to low pressure of the sewer system, each parcel will have a pump station.
- Need Fire Department access for lot no. 5.

- The force main, will have a 4 inch line, will be the responsibility of the homeowners and will not be accepted by the city.
- The applicant will also have to notify the Orange County Planning Department and the Town of Newburgh.

Deirdre Glenn moved and Lisa Daily second the motion to Assume Lead Agency Status for SEQRA

The motion was carried unanimously.

Cheryle Branson moved and Lisa Daily second the motion for an unlisted action. The motion was carried unanimously.

Deirdre Glenn moved and Lisa Daily second the motion to approve the sketch plan.

The motion was carried unanimously.

INDEX NO. 2008-02	SITE PLAN for the conversion and redevelopment of the former Newburgh Dyeing Corp. site of new recreational and fitness facilities Location: Locust Street & Wisner Avenue Applicant: Newburgh Family YMCA, represented by Gregg Shaw of Shaw Engineering
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James Monell recused himself from this application and Deirdre Glenn chaired the meeting.

Discussion by the Board:

- The proposed site plan is for a new recreational and fitness facility.
- The property is located in an R1 and PO2 zone.
- There are no bulk requirements in the zoning ordinance to cover the use of this type of facility. The applicant is to submit application to the Zoning Board of Appeals for a Use Variance along with seeking recommendation for the bulk requirements.
- The applicant is also requesting to go to the Orange County Planning Department.

Vera Best moved and Lisa Daily second the motion for the applicant to submit information to the county and also referring this application to the Zoning Board of Appeals for a Use Variance and recommendation for the bulk requirements.

The motion was carried unanimously.

OLD BUSINESS

INDEX NO. 2007-20 SITE PLAN for commercial operation of offices,
sales & warehouse
Location: 125 Washington Street
Applicant: Habitat for Humanity

Deirdre Glenn recused herself from this application.

Discussion by the Board

- The applicant received his variances granted
- The applicant is here tonight for final approval.

Lisa Daily moved and Cheryle Branson second the motion for a Negative Declaration. The motion was carried unanimously

Lisa Daily moved and Vera Best second the motion to approve the application for site plan. The motion was carried unanimously.

Index No. 2007-11 SITE PLAN to construct a three story building on
existing lot. New building to be mercantile on first floor
and apartments on second and third floors
Location: 102 Broadway
Applicant: Adam Potocki represented by Coppola
Associates

Discussion by the Board:

* Still to be shown on the plan is the slotted drain and the waste container inside designated area. Also the applicant to meet with Patrick Hines, of McGoey, Hauser and Edsall in regards to storm water management.

Lisa Daily moved and Cheryle Branson second the motion for a Negative Declaration.
The motion was carried unanimously.

Lisa Daily moved and Vera Best second the motion to approve this application subject to the comments of the City Consulting Engineer.
The motion was carried unanimously.

Meeting adjourned at 8:30 p.m.
Respectfully submitted

Margaret Hall
Secretary