

PLANNING BOARD MEETING, June 17, 2008.

The City of Newburgh Planning Board meeting was held on Tuesday, June 17, 2008, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

- Lisa Daily, Acting Chairman
- Cheryle Branson
- Deirdre Glenn
- Ramona Monteverde

Members Absent:

- James Monell, Chairman
- Vera Best

Also Present:

- Geoff Chanin, Corporation Counsel
- William Hauser, PE, McGoey, Hauser & Edsall City Consulting Engineer

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

### **SPECIAL PERMIT TO EXPIRE**

Index No. 2007-08

SPECIAL PERMIT for the operation of a restaurant  
on the first floor  
Location: 207 Broadway

A letter was submitted by the Building Inspector stating that the applicant has resolved their outstanding issues with the department and therefore takes no exception to the granting of the Special Permit.

Diedre Glenn moved and Cheryle Branson seconded the motion to extend the special permit for a period of one year.  
The motion was carried unanimously.

Index No. 2007-04

SPECIAL PERMIT to operate a self serve  
Laundromat on the ground floor  
Location: 168 Broadway

A letter was submitted by the Building Inspector stating that the applicant has resolved their outstanding issues with the department and therefore takes no exception to the granting of the Special Permit.

Diedre Glenn moved and Cheryle Branson seconded the motion to extend the special permit for a period of one year.  
The motion was carried unanimously.

### **NEW BUSINESS**

Index No. 2007-14                      **SITE PLAN & SPECIAL PERMIT** for the  
operation of a restaurant  
Location: 167 Broadway  
Applicant: James Moss represented by Coppola  
Associates

Discussion by the Board:

- 167 Broadway is the old Youth Bureau Building
- The proposal is for a restaurant on the first floor with storage in the basement area.
- The lot to the rear of the site is also owned by Mr. Moss and will not have any improvement on it.
- Modifications will be made to the front entrance.
- Modifications will be made to the façade.
- Garbage will be stored in the basement, then placed out front for pick up the following morning.
- The restaurant will seat 45 people.
- Days of operation are Monday thru Sunday. The restaurant will be open for lunch, dinner and brunch on Sundays.
- The applicant received approval from the Architectural Review Commission. The Zoning Board approved variances for area, lot size and parking.
- The applicant still has technical issues that have to be addressed.

Dierdre Glenn moved and Cheryle Branson seconded the motion for a public hearing. The motion was carried unanimously.

## OLD BUSINESS

Index No. 2006-14      SUBDIVISION of a 2.44 acre parcel of land into single family residential lots  
Location: Belknap and Van Amee  
Applicant: Gregg Shaw of Shaw Engineering

Discussion by the Board:

- Review of the project by the applicant
- The street will be 300 ft. long with three residential lots on each side.
- The Fire Department has no issues.
- Lot no. 5 received a lot width variance from the Zoning Board
- Any existing technical issues that remain create no problems for the applicant to have a public hearing.

Deirdre Glenn moved and Ramona Monteverde seconded the motion for a public hearing in July. The motion was carried unanimously.

Index No. 2008-08      SITE PLAN to construct a 28 unit, 4 story building for low-income fail seniors  
Location: 21-29 Cerone Place  
Applicant: Elant Inc.

Discussion by the Board

- Plans revised, for access of the Fire Departments vehicles
- Plans modified with recommendations and comments
- Facility is for affordable housing for seniors (ages 65 and older)
- Applicant to appear before the Zoning Board on the 24<sup>th</sup> of June for parking & front yard setback.

Cheryle Branson moved and Deirdre Glenn seconded the motion for a Negative Declaration. The motion was carried unanimously.

Deirde Glenn moved Cheryle Branson seconded the motion to conditionally approve this application subject to:

- Letter for the agreement on the easement
- June 4<sup>th</sup> workshop comments
- Zoning Board of Appeals approval for parking front yard setback in the form currently presented to the Planning Board and Zoning Board.

The motion was carried unanimously.

Meeting adjourned at 8 p.m.