

CITY OF NEWBURGH  
PLANNING BOARD  
123 Grand Street, Newburgh, New York 12550

James Monell, Chairperson  
Margaret Hall, Secretary  
(845)569-7401 (845)569-0096

**PLANNING BOARD MEETING, August 19, 2008.**

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

Members Present:

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

Members Absent:

- James Monell, Chairman

Also Present:

- Geoff Chanin, Corporation Counsel
- John Szarowski of McGoey, Hauser & Edsall City Consulting Engineer
- William Giametta, Code Enforcement Officer, Code Compliance Department

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

**NEW BUSINESS**

Index No. 2008-11    Change of Use  
Location: 242 Broadway  
Applicant: Rosendo Mosso represented by John Till, Architect

Discussion by the Board:

- The Certificate of Occupancy on the building is for a church on the first floor. The applicant has had a bakery on the first floor for several years.
- Several inspections were conducted which recognizes this use.
- The use and bulk regulations have been addressed (comment no. 2)
- The set-back for this building is pre-existing with no revision proposed, and a variance is not required. (comment no 3)
- The proposed uses are allowed in a TC-1 zone. (comment no 4)
- There are no modifications to the utility connections. (comment no 7)
- There are no modifications to the facade (comment no 8)
- The dwelling units on the third and fourth floors are on the certificate of occupancy of record. (comment no 9)

- A parking variance was granted in 1996 for the bakery use (comment no. 10)
- Dimensions have been addressed (comment no 11)
- The applicant will submit plans with the approval box. (comment no 12)
- Refuge storage will be inside the building and brought out for pick up. (comment no 13)
- The proposed use was to change the office to residential, but the applicant decided to stay with what is existing.

Dierdra Glenn moved and Cheryle Branson seconded the motion to Assume Lead Agency Status for S.E.Q.R.A. with a Type II action.  
The motion was carried unanimously.

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

Dierdra Glenn moved and Cheryle Branson seconded the motion to approve the application for a change of use.  
The motion was carried unanimously.

### **OLD BUSINESS**

Index No. 2008-02    SITE PLAN for the conversion and redevelopment of the former Newburgh Dyeing Corp. site into new recreational and fitness facilities

Location: Locust and Wisner

Applicant: Newburgh Family YMCA, with Doug Crossley and Peter Fogarty represented by Gregg Shaw of Shaw Engineering

Discussion by the Board:

- The applicant was granted a Use Variance from the Zoning Board of Appeals.
- The Planning Board is to set the bulk requirements.
- Correspondence from the applicant was submitted on outlining the requirements.
- Due to the airdome, the height will exceed the required limit.
- The applicant possibly has a contract with SUNY Orange and the college will shuttle the students to the facility
- The applicant is in agreement with the Board of Education to provide parking spaces for the YMCA, in turn for using the gym.
- The existing building is 28000 sq. ft. which will include a wellness center, daycare center and team center.
- The area where the proposed dome is planned will be 2 basketball courts, soccer fields, and 2 softball fields to include a multitude of activities.
- There will be no fee for youth groups
- Environmental studies were given to the City of Newburgh for review.
- Documentation is required from the Board of Education and SUNY Orange in regards to any agreements with the YMCA.

- To be notified are the following agencies:
  - Town of Newburgh Planning Board
  - Orange County Department of Planning
  - Orange County Department of Health
- It was suggested that Locust Street be a one way street, due the significant traffic.
- (Section 300-45 of the Zoning Ordinance) parking is to be calculated according to each use of the building.

The applicant to be placed on September's agenda.

At this time, Corporation Counsel read a letter from James Monell, Chairman of the Board, resigning his position. The Board at this time nominated Lisa Daily as the new chairman of the Board.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Margaret Hall  
Secretary