

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

123 Grand Street, Newburgh, New York 12550

(845)569-7401 (845)569-0096

PLANNING BOARD MEETING, April 21, 2009.

The City of Newburgh Planning Board meeting was held on Tuesday, April 21, 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
William Hauser, PE, McGoey, Hauser & Edsall Consulting Engineer,
Acting Planning Board Engineer for project of YMCA
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.

PUBLIC HEARING

Index No. 2008-20

SPECIAL PERMIT & SITE PLAN to operate a
restaurant
Location: 183 Broadway
Applicant: Aston Burnett represented by Coppola
Associates

Mr. Coppola made his presentation to the Board as follows:

- Did a review of the project
- The property is in a TC1 zone
- The hours of operation are from 7:00 am – 10pm, seven days a week

The chairman asked the people if anyone would like to speak with regards to this project.

No response from the people.

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

The motion was carried unanimously.

DISCUSSION BY THE BOARD:

- Trash disposal
- Notification to the Orange Co. Health Dept.

The applicant stated to the Board that the trash is stored inside the building and then put out for pick up, which is twice a week. The trash is stored in the rear of the building and brought through a corridor to put outside. The building encumbers the entire property and there is no storage area on the site.

The Orange County Health Dept. will be notified of the business and make their inspections.

The Board assumed Lead Agency at their January 20, 2009 meeting.

Peter Smith moved and Chad Wade second the motion for a Negative Declaration.

The motion was carried unanimously.

Chad Wade moved and Ramona Monteverde second the motion to approve the Special Permit.

The motion was carried unanimously.

Peter Smith moved and Deirdre Glenn second the motion to approve the site plan.

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 represented by Gregg Shaw of Shaw Engineering, Douglas Crossley for the YMCA, Dominic Cordisco, Attorney Drake Loeb Heller Kennedy Gogery Gaba and Rodd, Mr. Grealy for the traffic study

DISCUSSION BY THE BOARD

- The Board is to make a determination of the bulk regulations for this project. Mr. McDougall submitted to the Board his findings for a PO2 zone. (see attached) The bulk regulations call for no height greater than 40 feet. The YMCA is asking for 60 feet. The Board finds that the requested height of the building is a sensitive issue, which is the blockage of natural sunlight.
- Mr. Cordisco commented to the Board the necessity for the height of the dome. Mr. Shaw had drawn a projection of the dome with the building moved back to accompany the 25 front yard set back and stated that there would be no shadow over the dwellings located on Locust Street.
- The second issue is parking on the site. A report from the YMCA was submitted to the Board members addressing this issue(see attached).
- The project is to be constructed in three phases. Phase 1 – Wellness Center and Air Structure, Phase 2-Wellness Center, Air Structure & Pool, Phase 3 – Wellness Center, Air Structure, Pool and Gymnasium.
- Mr. McDougall stated to the Board, that they can alter any of the bulk requirements to accommodate the applicants.

Chad Wade moved and Deirdre Glenn second the motion for a coordinated review with a Type 1 action.

The motion was carried unanimously.

**Notification to the Town of Newburgh and the Orange County Planning Department.

Peter Smith moved and Deirdre Glenn second the motion to accept the PO2 bulk table without exceptions.

Chad Wade	No	Deirdre Glenn	Yes
Ramona Montevede	No	Vera Best	Yes
Peter Smith	Yes	Lisa Daily	Yes

The motion for accept PO2 bulk table was approved.

Peter Smith moved and Chad Wade second the motion to approve the number of parking spaces submitted by the traffic consultant. They are as follows:

Phase I – 139 parking spaces, Phase II – 164 parking spaces, Phase III- 178 parking spaces and Special Events – 563 parking spaces.

The motion was carried unanimously.

**To be made matter of record. Mr. Hauser is at the meeting at the request of the Planning Board. Mr. Hauser initiated the review of the YMCA site plan. Mr. Hauser has been requested to do the structural, mechanical, electrical design of the YMCA building.

INDEX NO. 2009-01 SITE PLAN for front and rear additions to existing
Vet Office
Location: 41 Fullerton Avenue
Applicant: Donald Factor, DVM, represented by
Coppola Associates

DISCUSSION BY THE BOARD

- The applicant provided a review of the project
 - The applicant provided a layout of the practice on the first floor
 - The parking lot will be expanded towards the rear of the building
- The Board assumed Lead Agency at the January 20, 2009 meeting.

Peter Smith moved and Chad Wade second the motion for a Negative Declaration.

The motion was carried unanimously.

Deirdre Glenn moved and Vera Best second the motion to approve this application. The applicant is to revise plans to include the Zoning Board of Appeals findings and resolution and to delete the apron and add grass surface. The motion was carried unanimously.

NEW 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

The proposed project is for a two story vestibule with two lower canopy. The project is mainly renovations.

DISCUSSION BY THE BOARD

- The applicant has received approval from the Architectural Review Commission.
- The applicant has received approval from the Zoning Board of Appeals for front yard setback for the canopy.
- There will be a new retaining wall.
- Lighting will be located under the canopy.
- There are engineer's comments still to be addressed and the applicant is scheduled for May's work shop.

Peter Smith moved and Vera Best second the motion to Assume Lead Agency
The motion was carried unanimously.

INDEX NO. 2008-19

CHANGE OF USE AND SITE PLAN

Location: 179 Dubois Street

Applicant: Mei Wang and Roderick Vaughn

DISCUSSION BY THE BOARD

- The building is the old firehouse
- The uses are as follows: ground floor-Gallery, the other floors are residential
- The applicant has SHIPPO approval for exterior changes
- The applicant states that this will be a green building
- There will be new windows and re-pointing.
- There will be access from the South Street side of the building
- The applicant has received all approvals from the Zoning Board and Architectural Review Commission.
- Mr. Hauser's comments were reviewed.
- The applicant stated he was not going to erect the wrought iron fence.

Deirdre Glenn moved and Peter Smith second the motion to Assume Lead Agency

The motion was carried unanimously.

Deirdre Glenn moved and Peter Smith second the motion for a Negative Declaration.

The motion was carried unanimously.

Peter Smith moved and Lisa Daily second the motion to approve the site plan. subject to the removal of the wrought iron fence on the plan.

The motion was carried unanimously.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Margaret Hall
Secretary