

CITY OF NEWBURGH  
PLANNING BOARD

Lisa Daily, Chairperson  
Margaret Hall, Secretary

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PLANNING BOARD MEETING, July 21, 2009.

The City of Newburgh Planning Board meeting was held on Tuesday, July 21, 2009, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily, Chairman  
Vera Best  
Chad Wade  
Peter Smith  
Roger Wood

Members Absent:

Deirdre Glenn  
Ramona Monteverde

Also Present:

Michelle Kelson, Assistant Corporation Counsel  
Craig Marti, City Engineer  
Ian MacDougall, Planning and Development  
Gregg Shaw, Acting Planning Board Engineer

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

SPECIAL PERMIT TO EXPIRE

Index No. 2008-06

SPECIAL PERMIT to operate a Café Style Restaurant  
Location: 119 Liberty Street

A letter was submitted by the Building Inspector stating that the property is in compliance with the Property Maintenance Code, therefore takes no exception to the granting of an extension of said Special Permit.

Peter Smith moved and Roger Wood second the motion to permanently approve the special permit.

The motion was carried unanimously.

## NEW BUSINESS / PUBLIC HEARING

Index No. 2009-08                      SPECIAL PERMIT to operate an Auto Body Shop  
Location: 111 Dickson Street  
Applicant: Saul Mejia represented by Anthony Allegrino

The applicant's representative stated to the Board that the tenant was in violation, the building condemned and that the code office was there today to lift the condemnation.

The secretary explained the circumstances to the Board that the Building Dept. had condemned the space due to no special permit. An informational inspection was submitted to the applicant, which guided the applicant in the direction of the Planning Board for a Special Permit and Site Plan. An inspection was performed by the Building Dept. late this afternoon and the condemnation was lifted.

Discussion by the Board:

- This business was an illegal use in the zone without a special permit.
- A survey map was submitted to the Board, with a date of 1988. The Board is requesting a current survey.
- The Board is requesting a lease agreement from the owner or any other documentation.
- The applicant is to submit a full site plan of the site and to follow all procedures for site plan approval. (Section 300-50 of the zoning ordinance).
- The applicant will submit site plan for work session in September.
- The applicant extended the 62 day period of time for a Planning Board decision. (Section 300-36 J)

The Chairman of the Board asked if any person would like to speak for or against this application.

No response from the people.

Roger Wood moved and Vera Best second the motion to close the public hearing. The motion was carried unanimously.

## NEW BUSINESS

Index No. 2009-02                      SITE PLAN for the conversion of existing space to factory  
industrial use, suitable for Artist Work Studio  
Location: 32 Chambers Street  
Applicant: Ryan Roa represented by Coppola Associates

The applicant made his presentation as follows:

- 32 Chambers Street is a three story brick building on the northside of Broadway
- The space will be used as an artist studio
- The space will be used on a seasonal basis
- The building will not have a sprinkler system

- The applicant will occupy the first and second floors only. The space is 2500 square feet.
- The third floor is not to be used and is unheated space
- The rear of the building is another space which is considered incidental storage
- There will be lighting on the exterior of the building

Discussion by the Board

- Applicant to clarify the phrase “Curb, sidewalk and pavement can be installed together, or independently as needed”
- The applicant to replace entire section of sidewalk, from property line to property line
- Applicant to provide manufacturer of light company and put on plan
- Variance information to be put on the plan
- Applicant to provide a construction detail on the connection to insure that the large diameter brick sewer will not collapse during construction. These details should be reviewed and to the satisfaction of the City Engineer and Supervisor of Department of Public Works.

Peter Smith moved and Roger Wood second the motion to Assume Lead Agency Status for S.E.Q.R.A.

The motion was carried unanimously.

Peter Smith moved and Roger Wood second the motion for a Negative Declaration

The motion was carried unanimously.

Chad Wade moved and Vera Best second the motion to approve this application subject to the applicant addressing all outstanding comments of the Planning Board Engineer.

The motion was carried unanimously.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Margaret Hall  
Planning Board Secretary