

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

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PLANNING BOARD MEETING, December 15, 2009.

The City of Newburgh Planning Board meeting was held on Tuesday, December 15, 2009, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily, Chairman
Peter Smith
Deirdre Glenn
Ramona Monteverde
Chad Wade

Members Absent:

Vera Best
Roger Wood

Also Present:

Acting Corporation Counsel, Michelle Kelson
City Engineer, Craig Marti

Absent:

Ian MacDougall, Planning and Development

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

NEW BUSINESS

INDEX NO. 2009-13

Site Plan for mixed use building. Office space and
Retail Space with refreshments

Location: 27 So. Water Street

Applicant: Ray Yanonne Jr

Discussion by the Board:

- The property location is 27 So. Water Street, which is the old Train Station.
- The south wing of the building will be utilized for Artwork with the sale of antiques and to include additional space for refreshments.
- There will be no change to the façade of the building

- Fencing to be along the railroad tracks in rear of the property
- Handicap ramp will be located in the front of the building.
- There will be lighting under the awnings, and lanterns on the rear of the building.
- Engineer's comments have been addressed and to made a matter of record.
- An Area Variance was granted by the Zoning Board of Appeals at their August 25, 2009 meeting.

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

The motion was carried unanimously.

Chad Wade moved and Deirdre Glenn second the motion for a Negative Declaration.

The motion was carried unanimously.

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

The motion was carried unanimously.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Margaret Hall
Secretary