

PLANNING BOARD MEETING, January 19, 2010.

The City of Newburgh Planning Board meeting was held on Tuesday, January 19, 2010, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily
Deirdre Glenn
Peter Smith
Ramona Monteverde
Vera Best

Also Present:

Michelle Kelson, Acting Corporation Counsel
Craig Marti, City and Planning Board Engineer
Ian McDougall, Planning and Development

Absent:

Chad Wade
Roger Wood

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

SPECIAL PERMITS TO EXPIRE

Index No. 2005-23

Appeal No. 93-31

Special Permit for the sale of used cars and auto
repair for general public
Location: 250 Ann Street
Applicant: David Cardona

Discussion by the Board:

- A letter was received by Code Compliance, stating the property is in compliance.

Ramona Monteverde moved and Peter Smith seconded the motion to extend this special permit for a period of two years. Said special permit will expire in January of 2012.

The motion was carried unanimously.

NEW BUSINESS

Index No. 2009-14

SITE PLAN for the conversion of the existing natural turf soccer field to a synthetic turf field, construction of six tennis courts, relocation of a parking lot and improvements of two existing parking lots
LOCATION: 469 Liberty St., 360 Powell Ave., & Liberty Street
APPLICANT: Mt. St. Mary College, represented by Troy Wojokowsky of Stantec Consulting Inc.

The proposal is to include the conversion of existing natural turf soccer field to a synthetic turf field, construction of six new tennis courts between the soccer field and Hudson Hall, relocation of a parking lot on the east side of Hudson Hall to allow the tennis court construction and improvements to one existing parking lot for the improvement of circulation. The project will also consist of the reconstruction of existing asphalt parking areas, some as parking lots and others as tennis court. A new parking lot will be constructed in the area where the Swimming pool was.

Discussion by the Board:

- The new score board will be 17 ft. in height and located across from the Garden Apts.
- Traffic flow to be reconfigured with a smoother flow and to add walkways
- Existing retaining wall with rail to continue to the end of the parking lot.
- There will not be permanent bleachers, portable ones to be used as previous.
- Lighting will be same as existing.

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

The motion was carried unanimously.

Peter Smith moved and Vera Best seconded the motion for a Negative Declaration
The motion was carried unanimously.

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

The motion was carried unanimously.

Index No. 2009-15

LOT LINE CHANGE & SITE PLAN

For the demolition of existing structures and the construction of a 6705 sq. ft. Auto Zone and a 3000 sq. ft. retail building

Location: 524-536 Broadway

Applicant: Janro Properties, represented by Langan Engineering

The proposal is to demolish two existing buildings on the site and construct an Auto Zone with a 3000 sq.ft. retail building. The retail building will be constructed at a later date, when the space has been identified. At this time the parcel of land will be maintained.

Discussion by the Board:

- Access to the parking lot will be concrete
- The existing buffer to be maintained and to include a 6 ft. high fence
- Storm water management issues addressed
- Fire Dept. concern in regards to a turning radius has been addressed
- The project has been submitted to the County Planning Dept.
- The site will have as fence to enclose the dumpster
- The Shade Tree Commission has made a suggestion of brick pavers instead of concrete.
- The lot line change will allow Auto Zone to have title to the land which their building is on along with access.

Peter Smith moved and Vera Best seconded the motion to waive the public hearing

The motion was carried unanimously.

Deirdre Glenn moved and Ramona Monteverde seconded the motion to Assume Lead Agency Status

The motion was carried unanimously.

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

The motion was carried unanimously.

Peter Smith moved and Ramona Monteverde seconded the motion to approve the lot line change

The motion was carried unanimously.

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

The motion was carried unanimously.

OLD BUSINESS

Index No. 2005-13

LOT LINE CHANGE

Location: 660 Broadway

Applicant: Stephen Craig

Discussion by the Board:

- At October 20, 2009 meeting, the Board requested the applicant to seek a variance from the Zoning Board in regards to the site deficiency because he building fronting Broadway does not comply with the bulk table requirements.
- A revised survey map submitted reflecting the current zoning districts the encroachment by the adjacent property which is the former Jonas Automotive site.

Peter Smith moved and Vera Best seconded the motion to waive the public hearing.

The motion was carried unanimously.

Peter Smith moved and Deirdre Glenn seconded the motion to approve this application for a lot line change.

The motion was carried unanimously.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,

Margaret Hall
Secreary