

**PLANNING BOARD MEETING**

The City of Newburgh Planning Board meeting was held on Tuesday, May 17, 2016 in the City Hall Council Chambers, 83 Broadway, Newburgh, New York.

Members Present: Lisa Daily  
Peter Smith  
Ramona Monteverde  
Argelia Morales  
Victor Bramble

Members Absent: Elsworth Banks

Also Present: Alexandra Church, City Planner  
Chad Wade, Assistant City Engineer  
Timothy Kramer, Assistant Corporation Counsel  
Eliana Diaz, Land Use Board Secretary

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

**NEW BUSINESS**

**INDEX NO. 2016-05**    **SPECIAL USE PERMIT** to establish a Pre-Owned car dealership  
**Location:** 247 Dupont Avenue  
**Applicant:** Hugo E. Bencomo

The comment letters of the City Engineer and the City Planner are to be made a matter of record.

**DISCUSSION BY THE BOARD**

- Viviana Bencomo, Deshant Surroach and Hugo E. Bencomo appeared
- Mr. Bencomo stated his intent of establishing a car dealership at 247 Dupont Avenue.
- A preliminary Site Plan was presented to the members of the board. The preliminary Site Plan referenced five parking spots and two handicap parking spots.
- The City Planner stated that SEQRA comments have been addressed and that site plan approval could be waived if the members of the board wished to do so and the applicant would only need to provide a tax map. The applicant can reach out to the City's GIS specialist to have an 8x11 tax map.

- There was a discussion regarding signage, it was stated that there is already a sign in place and anything that would replace it will have to comply with the City Code.

Argelia Morales moved and Peter Smith seconded the motion to schedule a public hearing for the month of June.

The motion was carried unanimously.

Peter Smith moved and Ramona Monteverde seconded the motion to waive site plan approval pending the satisfaction of the City Engineer and the City Planner.

The motion was carried unanimously.

Peter Smith moved and Ramona Monteverde seconded the motion for Lead Agency.

The motion was carried unanimously.

**INDEX NO. 2016-06**     **SPECIAL USE PERMIT** to establish a radio based office for taxi service

**Location:** 82 Bridge Street

**Applicant:** Randolph A. Cerrato

The comment letters of the City Engineer and the City Planner are to be made a matter of record.

#### DISCUSSION BY THE BOARD

- Ronald Cerrato, Evelyn Carbajal and Blanche Drapun appeared.
- Mr. Cerrato stated that a repair shop is currently at 82 Bridge Street for which a special use permit has been obtained previously. He owns Express USA Taxi and would like to dispatch his taxis from 82 Bridge Street. There are six taxis that do not occupy permanent spaces at the location.
- The City Planner stated that the applicant is proposing no changes to the site and Site Plan approval can be waived at the discretion of the board.

Peter Smith moved and Argelia Morales seconded the motion for Lead Agency.

The motion was carried unanimously.

Argelia Morales moved and Victor Bramble seconded the motion to schedule a public hearing for the month of June.

The motion was carried unanimously.

Peter Smith moved and Argelia Morales seconded the motion to waive site plan approval.

The motion was carried unanimously.

## OLD BUSINESS

**INDEX NO. 2016-02**     **SITE PLAN** to redevelop with a mix-use building consisting of 13,800 sq. ft. of retail space and 91 residential apartment units.  
**Location:** 140 Broadway between Lander Street and Johnston Street.  
**Applicant:** Mill Street Partners LLC

The comment letters of the City Engineer and the City Planner are to be made a matter of record.

### DISCUSSION BY THE BOARD

- David Cooper, attorney at Zarin-Steinmetz law firm, Magnus Magnusson and Joe Moyer of Magnusson Architecture and Planning, Patrick Normoyle of Excelsior Housing Group LLC, and Mark Lukasik from Tectonic Engineering presented an overview of the project.
- The Mid-Broadway project is scheduled to be reviewed by the CAC in June.
- The building located at 14 Johnston Street is to be demolished pending ARC Certificate of Appropriateness.
- Fire apparatus access was addressed, it was stated that access can be obtained following the pathway displayed on the site plan. There is space behind the market area which allows the cycling of trailers through Johnston Street and exiting through Lander Street.
- Background information regarding the project was given. It was stated that Mill Street Partners was selected to carry out the project following an RFQ process and the City's desire to increase population in the Downtown Neighborhood District, support small businesses and establish a grocery store in the DN District. There have been no substantial changes to the building itself, the changes made have been to the parking aspects of the site plan.
- The applicant made a request for a public hearing for the next Planning Board meeting.
- The City Planner commented on the EAF stating that SHPO has been consulted and are drafting a memo which will be presented on the June Planning Board meeting. Because SHPO is advisory to the ARC and a Certificate of Appropriateness is required for the demolition of 14 Johnston Street the project must be presented before the ARC. Sidewalk standards have been updated, in addition the Planning Board can request parking for alternate forms of transportation in relation to the reduction of parking. The City Planner recommends the applicant work with the Orange County via the Newburgh area bus service to at a minimum get a bus stop sign.
- The Assistant City Engineer requested more time to review the storm water studies provided.
- The letter from the Fire Chief needs to be fully reviewed and be addressed.

Peter Smith moved and Argelia Morales seconded the motion to schedule a public hearing for the month of June.  
The motion was carried unanimously.

### **APPROVAL OF MINUTES**

Peter Smith moved and Ramona Monteverde seconded the motion to approve the minutes of the March Planning Board meeting.

The motion was carried unanimously.

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Eliana Diaz  
Secretary