

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Eliana Diaz, Secretary

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PLANNING BOARD MEETING

The City of Newburgh Planning Board meeting was held on Tuesday, November 17, 2015, in City Hall Council Chambers, 83 Broadway, Newburgh, New York.

Members Present: Lisa Daily
Dan Stokes
Ramona Monteverde
Argelia Morales

Members Absent: Elsworth Banks
Peter Smith

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

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

OLD BUSINESS

INDEX NO. 2015-16 **APPLICATION FOR SITE PLAN** for a three story mixed use building
Location: 123 Washington Street
Applicant: Habitat for Humanity of Greater Newburgh

The comment letters of the City Engineer dated November 17, 2015 are to be made a matter of record.

DISCUSSION BY THE BOARD

- Nate Litwin, Construction Manager for Habitat for Humanity, appeared.
- Nate Litwin presented a revised Site Plan. He stated that two out of the five outstanding comments from the Engineering Office have been revised in the Site Plan. Water services are now split therefore there is no longer the need for a sprinkler system. The CAC has been consulted and their recommendations have been received.

- A discussion was held regarding the comments and recommendations by the CAC. Nate Litwin stated that trees will be planted as that was originally part of the plan. He also stated that he can add a rain barrel on one of the back corners of the building, as well as creating a rain garden. It was stated that there is possibly enough room for another parking area, although that might not be the most aesthetic use. It was recommended not to create any more parking. The issue of permeable surfaces was brought up but it was stated that there is no space available for it to be incorporated.
- The Comments by the City Planner and the City Engineer were satisfied and no further comments were made.
- The applicant is to appear before the ARC for signage and lighting approval.

Argelia Morales moved and Ramona Monteverde seconded the motion to approve the application.

The motion was carried unanimously.

APPROVAL OF MINUTES

Peter Smith moved and Argelia Morales seconded the motion to approve the minutes of the October Planning Board meeting.

Meeting adjourned at 7:41 p.m.

Respectfully submitted,

Eliana Diaz
Secretary