

CITY OF NEWBURGH  
PLANNING BOARD

Lisa Daily, Chairperson  
Margaret Hall, Secretary

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PLANNING BOARD MEETING, June 17, 2014

The City of Newburgh Planning Board meeting was held on Tuesday, June 17, 2014, in City Hall, Council Chambers, 83 Broadway, Newburgh, New York.

Members Present:

Lisa Daily  
Ramona Monteverde  
Deirdre Glenn  
Peter Smith  
Dan Stokes  
Chad Wade

Members Absent:

Robert Ingram

Also Present:

Timothy W. Kramer, Assistant Corporation Counsel  
Michelle Kelson, Corporation Counsel  
Jason Morris, Acting City Engineer  
Ian MacDougall, City Planner

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

NEW BUSINESS

Index No. 2014-07    SPECIAL PERMIT for a café on first floor  
Location: 105 Liberty Street  
Applicant: David Ludwig

Discussion by the Board:

- The property is located in a TC1 zone, in which the proposed use is permitted by special permit.
- The proposal is for a café on the first floor. The applicant will be serving raw foods. There will be a microwave and toaster oven in the kitchen for heating.
- There will be no work to the façade, except for painting and minor repairs
- Hours of operation are 7a.m. to 7p.m., Monday thru Sunday.

- Dumpster will be enclosed to match the existing fencing that is on the existing fencing on the property.
- This application is considered a Type 1 action.

Engineer's comments to be made matter of record.

Peter Smith moved and Deirdre Glenn second the motion for the Intent to Assume Lead Agency.

The motion was carried unanimously.

Ramona Monteverde moved and Dan Stokes second the motion to schedule a public hearing.

The motion was carried unanimously.

- Public Hearing to be scheduled for July 15, 2014.

Index No. 2014-09      AMENDED SITE PLAN for adaptive reuse of existing factory building to provide for Office/Retail, Cinema and or Community Space and to divide an existing one bedroom unit into one studio and one bedroom apartment  
 Location: 19 Front Street  
 Applicant: Richard Polich

Discussion by the Board:

- The applicant, at work session, proposed an application for the above referenced.
- On June 6, 2014, the Code Compliance Supervisor was notified that the applicant decided to no longer seek the completion to any renovations to the first and second floors. They will be renovating the fifth floor to create one additional studio apartment.
- The Code Compliance Supervisor, after receiving the information from the applicant that no renovations will be made to the first and second floors, made the determination that Planning Board approval was not needed for the work to be done to renovate the fifth floor to include studio apartment.
- No action taken on this application.

Index No. 2011-01      SITE PLAN for the construction of an office building on the rear lot  
 Location: 280 Broadway  
 Applicant: Vincent Cappeletti

Discussion by the Board:

- The applicant did a review of the project.
- Storm water pollution plan was submitted.

- It was brought to the Board's attention that a portion of the proposed building will be located in a C2 zone and a portion in an R1 zone. The use is permitted in a C2 zone, but no in an R1 zone. Staff will have to review and research the application to determine whether a use variance will be required.

Index No. 2014-03     SITE PLAN

Index No. 2014-04     SPECIAL PERMIT

For an 1800 sq.ft. addition to the rear of the restaurant for more dining room area. Also proposed a 7390 sq.ft. pavilion to be used for catered events and 105 sq.ft. outdoor bar

Location: 89, 117 & 120 Front Street

Applicant: Joseph Bonura represented by Fuller Engineering

Discussion by the Board:

- Lead Agency to be established for the determination of an Area Variance by the Zoning Board of Appeals
- The applicant will be eliminating the encroachment from the right of way.
- Applicant to be placed on July 1, 2014 work session.

Peter Smith moved and Chad Wade second the motion to Assume Lead Agency  
The motion was carried unanimously.

Peter Smith moved and Dan Stokes second the motion to schedule a public hearing on July 15, 2014 for the special permit.  
The motion was carried unanimously.

Meeting adjourned at 8:20pm

Respectfully submitted,

Margaret Hall  
Secretary