

CITY OF NEWBURGH  
PLANNING BOARD

Lisa Daily, Chairperson  
Margaret Hall, Secretary

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PLANNING BOARD MEETING, February 22, 2012

The City of Newburgh Planning Board meeting was held on Tuesday, February 22, 2012, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily  
Chad Wade  
Deirdre Glenn  
Peter Smith  
Ramona Monteverde

Members Absent:

Dick Polich  
Vera Best

Also Present:

Tiffany Reis, Asst. Corporation Counsel  
Craig Marti, City Engineer  
Ian McDougall, Director of Planning and Development

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

#### SPECIAL PERMITS TO EXPIRE

Index No. 2003-29                      SPECIAL PERMIT for the operation of a restaurant  
Location: 218-220 Broadway  
Applicant: Magdalena Lopez

A letter from the Building Department stated that there are no violations on this Property and that exception is taken for renewal for said special permit.

Peter Smith moved and Ramona Monteverde seconded the motion to extend the special permit for a period of one year.

The motion was carried unanimously.

Index No. 2005-23  
Appeal No. 93-21

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

A letter from the Building Department stated that there were violations on this property. The owner was violated on 2/16/12, but then violations corrected on 2/21/12 and that no exception is taken, but defers to the Planning Board's discretion to extend for a period of one year.

Peter Smith moved and Deirdre Glenn seconded the motion to extend said special permit for a period of one year.

The motion was carried unanimously.

Index No. 2010-02

SPECIAL PERMIT for the operation of a Taxi  
Dispatch and to include repair to taxi company  
vehicles  
Location: 191 Mill Street  
Applicant: Alejandro Mendoza

A letter from the Building Department stated that there are no violations on this property and no exception is taken for renewal for said special permit.

Peter Smith moved and Deirdre Glenn seconded the motion to extend said special permit for a period of one year.

The motion was carried unanimously.

#### NEW BUSINESS

Index No. 2012-01

SITE PLAN for an addition to existing building  
Location: 290 North Street  
Applicant: Kol Yisrael represented by Jerry  
Bergman of CHA, Don Petruncola for Liscom, Van  
Voorhis, Architects and Alan Seidman, Chairman

Proposal:

- 3000 sq. ft. addition with drive thru canopy

Uses:

- First floor is offices and for hall functions
- Second floor is classrooms, library and art room

There is a right of way which separates the property located at 290 North Street and another small lot which the synagogue owns. The proposal also includes using the lot for six parking spaces.

Discussion by the Board:

- Parking on the small lot would require a variance from the Zoning Board of Appeals.
- The applicant stated that they would revise the plan to show the 6 parking spaces to be located in the front yard of the synagogue instead of the small lot.

Peter Smith moved and Deirdre Glenn seconded the motion to Assume Lead Agency Status, with an Unlisted Action

The motion was carried unanimously.

Peter Smith moved and Ramona Monteverde seconded the motion for a Negative Declaration

The motion was carried unanimously.

Chad Wade moved and Peter Smith seconded the motion for a conditional approval. The applicant must submit an acceptable revised plan showing parking, lighting, and screening.

The motion was carried unanimously.

## OLD BUSINESS

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

Discussion by the Board:

- The plan was modified which includes the entrances and exits to the parking lot, which are located at Concord Street and Robinson Avenue. Also added was vegetation and traffic pattern.
- Peter Smith gave the applicant a drawing he had created showing parking.
- The Board suggested that the applicant look at the site as though there was nothing on the property and then create parking spaces with barriers and landscaping.
- The Board also suggested that a green space be created between 280 and 290 Broadway.

- The applicant to contact the City Engineer and City Planner with a revised plan for work session. The plan to show configuration of parking and pedestrian traffic flow.

Meeting adjourned at 9:00 pm

Respectfully submitted,

Margaret Hall  
Secretary