

PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, January 18, 2022 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Lisa Daily
Sarah Hooff
Michael Kelly
Alicia Ware
Duane Ware

Members Absent: Julia Raskin

Also Present: Chad Wade, Assistant City Engineer
Joshua Stratton-Rayner, City Planner
Jeremy Kaufman, Assistant Corporation Counsel
J.K. Gentile, Secretary

The meeting was called to order at 7:35 p.m. after confirming a quorum.

APPROVAL OF MINUTES

Minutes of the December 21, 2021 Meeting

Alicia Ware moved to approve the December 2021 minutes as submitted.
Michael Kelly seconded the motion.
The motion passed unanimously via roll call vote.

OLD BUSINESS

Index No. 2021-11

Applicant: Aaqib Majeed
Owner: Aaqib Majeed
Location: 13 North Plank Road, Lot 1

SITE PLAN application to construct a three-family residence.

The Comment Letters from the City Engineer and the City Planner were made a matter of record.

Ken Lytle appeared before the Board and gave a brief update of the project. He said NYS SHPO and NYS DEC responses were received and submitted for the record.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter.

Alicia Ware moved to issue a negative declaration under SEQRA.

Duane Ware seconded the motion.

The motion passed unanimously via roll-call vote.

Michael Kelly moved to accept the Site Plan as submitted, subject to Zoning Board of Appeals approval.

Alicia Ware seconded the motion.

The motion passed unanimously via roll-call vote.

Index No. 2021-12

Applicant: Rafiq Majeed

Owner: Rafiq Majeed

Location: 13 North Plank Road, Lot 2

SITE PLAN application to construct a three-family residence.

The Comment Letters from the City Engineer and the City Planner were made a matter of record.

Ken Lytle appeared before the Board and gave a brief update of the project. He said NYS SHPO and NYS DEC responses were received and submitted for the record.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter. He said that if the driveway apron is damaged during construction, it will have to be reconstructed to current sidewalk standards. He asked the applicant to add the parking screening detail to the site plan.

DISCUSSION BY THE BOARD

Mr. Kelly recommended a hedge for parking screening.

Mr. Kelly recommended an asphalt driveway instead of gravel.

Michael Kelly moved to issue a negative declaration under SEQRA.

Duane Ware seconded the motion.

The motion passed unanimously via roll-call vote.

Alicia Ware moved to accept the Site Plan as submitted, subject to: (1) the addition of evergreen plantings/landscaping to act as screening, running from the northwest corner of the property to the proposed driveway entrance (parallel with North Plank Road) to the final site plan submission with the materials and plantings in a manner acceptable to the City Engineer; (2) the addition of asphalt driveway detail to the final site plan submission; and (3) Zoning Board of Appeals approval.

Michael Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

Index No. 2021-25

Applicant: Sarah Beckham Hooff
Owner: Sarah Beckham Hooff
Location: 95 Beacon Street

SITE PLAN application to convert vacant garages into single-family dwelling.

Applicant was not able to attend the meeting. The Board tabled the application.

NEW BUSINESS

Index No. 2022-01

Applicant: Habitat for Humanity of Greater Newburgh
Owner: City of Newburgh
Location: 511 South Street

SUBDIVISION application to convert vacant parcel into four (4), subdivided parcels in order to construct single-family residences on each subdivided lot.

The Comment Letters from the City Engineer and the City Planner were made a matter of record.

Mike Brooks appeared before the Board and gave an overview of the proposed project.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter.

The Assistant Corporation Counsel referred to City Code Section 266 as the operative code provision for subdivision approval. He asked the applicant whether he would waive the requirement that the Planning Board take action on the preliminary plat within 62 days of application submission.

The applicant waived the 62-day requirement.

The Planning Board scheduled a mandatory public hearing for the February 2022 meeting.

Index No. 2022-02

Applicant: Eulogio and Felderi Santiago
Owner: 271 Grand Realty Partners LLC
Location: 271 Grand Street

SITE PLAN application to convert an existing two-family residence into a three-family residence.

The Comment Letters from the City Engineer and the City Planner were made a matter of record.

Jonathan Cella appeared before the Board and gave an overview of the proposed project.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter.

DISCUSSION BY THE BOARD

Mr. Kelly recommended the tree placement to be 2 trees planted in the front of the property, 1 tree planted between the curb drop and driveway apron, and 1 tree on the west side/driveway apron.

Mr. Kelly asked if the parking area in the rear of the property is being resurfaced.

Mr. Cella said it was not contemplated in the current plan.

Mr. Kelly recommended adding it to the plan.

Ms. Ware agreed.

The Chairperson asked about screening the on-site parking.

Mr. Cella said they will have 2 tree pits on each side of the driveway.

The Assistant City Engineer asked if the existing fence is staying

Mr. Cello could not confirm but said he would follow up with the property owner.

Michael Kelly moved to waive a public hearing for the application.

Duane Ware seconded the motion.

The motion passed unanimously via roll-call vote.

The Board tabled the application to the next meeting.

Index No. 2022-03

Applicant: Jonathan Cella

Owner: Sonia Arias

Location: 73 Courtney Avenue

SITE PLAN application to convert four-family residence into a five-family residence.

The Comment Letters from the City Engineer and the City Planner were made a matter of record.

Jonathan Cella and Sonia Arias appeared before the Board.

Mr. Cella gave an overview of the proposed project.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter.

DISCUSSION BY THE BOARD

Mr. Kelly asked if the chain link fence still exists.

Mr. Cello confirmed.

Mr. Kelly asked if the concrete front yard still exists.

Mr. Cello confirmed.

Mr. Cello said the survey will be available soon.

Mr. Kelly recommended replacing the concrete front yard with grass area and hedges to replace the fence and adding exterior lighting details to the site plan.

Michael Kelly moved to waive a public hearing for the application.

Duane Ware seconded the motion.

The motion passed unanimously via roll-call vote.

The Board tabled the application to the next meeting.

Index No. 2022-04

Applicant: Jonathan Powell

Owner: Newburgh Community Land Bank

Location: 143 Washington Street

SITE PLAN application to convert vacant building into a mixed-use site.

The Comment Letters from the City Engineer and the City Planner were made a matter of record.

Jonathan Powell appeared before the Board and gave an overview of the project. He said the project will be used for affordable housing units. The owners are currently in negotiation with the Osborne Association. Five of the units are reserved for post-incarcerated seniors and 11 units will be based on AMI calculations.

The City Planner reviewed his comment letter. He said this is an unlisted action under SEQRA however staff is recommending a coordinated review due to the prospective funding agencies involved with the project.

The Assistant City Engineer reviewed his comment letter. He asked to take page SP106 and relabel it as SP100 and add it to the drawing list.

The Assistant City Engineer asked how the applicant will address the drainage of storm water at the basement entry commercial space.

Mr. Powell asked if they could connect to the sewer system or can they percolate.

The Assistant City Engineer said they cannot connect to the sewer system. However, they can percolate.

DISCUSSION BY THE BOARD

Mr. Kelly asked to see rainwater maintenance and lighting detail (including temperature, angle and plan for the back area and sidewalk) on the site plan.

The Assistant City Engineer recommended choosing street trees under 30 feet to clear overhead utility wires on site.

Mr. Kelly requested detail on the garbage area fence.

Michael Kelly moved to waive a public hearing for the application.

Duane Ware seconded the motion.

The motion passed unanimously via roll-call vote.

Duane Ware moved to declare the Planning Board's intent to act as lead agency for the project under SEQRA.

Michael Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 9:45 p.m.

Respectfully submitted,

J.K. Gentile
Secretary to the Land Use Boards