

**PLANNING BOARD MEETING**

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, February 15, 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 7:34 p.m. after confirming a quorum.

**APPROVAL OF MINUTES**

**Minutes of the January 18, 2022 Meeting**

Alicia Ware moved to approve the January 2022 minutes as submitted.  
Michael Kelly seconded the motion.  
The motion passed unanimously via roll call vote.

**OLD BUSINESS**

**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.

Ms. Hooff recused herself from vote.

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

Sarah Beckham Hooff appeared before the Board and gave a brief update of the project.

The Assistant City Engineer reviewed his comment letter.

The City Planner reviewed his comment letter.

Michael Kelly moved to issue a Type II declaration under SEQRA

Alicia Ware seconded the motion.

The motion passed unanimously via roll-call vote.

Alicia Ware moved to accept the Site Plan as submitted, subject to outstanding City Engineer comments and City Planner comments.

Michael Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

### **Index No. 2021-22**

**Applicant:** Michael Mamiye

**Owner:** Michael Mamiye

**Location:** 56 Dubois Street

**SITE PLAN** application to convert the three-family dwelling into a six-family dwelling.

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

Michael Mamiye and Alvin Moonesar appeared before the Board.

Alvin Moonesar gave a brief update of the project.

The Assistant City Engineer reviewed his comment letter. He said he will contact the applicant's engineer to discuss the curb cut out and removal of a bump out on First Street.

The City Planner reviewed his comment letter.

### **DISCUSSION BY THE BOARD**

Mr. Kelly reiterated the request for granite curbing and stamped and dyed sidewalks. He requested lighting details and a color temperature of no greater than 2700 Kelvin for any exterior lighting.

Michael Kelly moved to declare the Planning Board as Lead Agency under SEQRA.

Alicia Ware seconded the motion.

The motion passed unanimously via roll-call vote.

Duane Ware moved to issue a negative declaration under SEQRA.

Alicia Ware seconded the motion.

The motion passed unanimously via roll-call vote.

Michael Kelly moved to approve the application as submitted subject to City Engineer comments, City Planner comments, and submission of additional lighting to the porch area at 2700 Kelvin.

Alicia Ware seconded the motion.

The motion passed unanimously via roll-call vote.

## **Index No. 2021-20**

**Applicant:** Willie Carley  
**Owner:** Tabernacle of Faith Christian Fellowship Inc.  
**Location:** 540 Gidney Avenue

**SITE PLAN** application to convert existing building into a House of Worship.

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

David Niemotko appeared before the Board and gave a brief update of the project.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter.

### **DISCUSSION BY THE BOARD**

The Chairperson asked the Assistant Corporation Counsel to reiterate the Planning Board history on determining the 22 on-site parking spaces at the October 2021 Planning Board meeting.

The Chairperson asked the applicant for clarification of proposed sidewalk repair work.

Mr. Niemotko noted the areas on the site plan.

The Assistant City Engineer requested the driveway apron and drop curb brought to current city standards.

Duane Ware moved to issue a Type II declaration under SEQRA

Michael Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

The Board tabled the application for further submission of: (1) a signed, sealed survey; (2) the addition of sidewalk plans, specific tree species to replace the existing tree stump, ADA access detail, lighting detail at 2700 Kelvin and addition of the driveway apron and curb drop detail to the final site plan; and (3) site plan details confined to a separate page.

## **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 and Matthew Arbolino appeared before the Board.

Mike Brooks gave a brief update of the project.

The Assistant City Engineer reviewed his comment letter.

The City Planner reviewed his comment letter.

#### DISCUSSION BY THE BOARD

The Chairperson opened the public hearing for comment.

Dave McGowan spoke of the storm drain and how this new construction might impact the surroundings properties with water overflow.

Jean McGowan submitted an email statement regarding water overflow, basement flooding and mold.

Lorena Britos submitted an email statement regarding building on bedrock, water overflow and basement flooding.

Michael Kelly moved to close the public hearing.

Duane Ware seconded the motion.

The motion passed unanimously via roll-call vote.

Duane Ware moved to issue a Type II declaration under SEQRA

Michael Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

Michael Kelly moved to approve the preliminary plat subject to outstanding City Engineer comments and City Planner comments, and submission of parking screening and correct sidewalk hatching to the subdivision plan.

Duane Ware seconded the motion.

The motion passed unanimously via roll-call vote.

#### **NEW BUSINESS**

##### **Index No. 2022-05**

**Applicant:** Fidelity Real Estate Management / Eli Vaknin

**Owner:** Overview Properties, LLC

**Location:** 135 Ellis Avenue

**SITE PLAN** application to develop 10 buildings and 60 apartments units.

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

Shaul Vaknin, Greg Sgromo, Eli Vaknin and Dan Gilbert appeared before the Board.

Greg Sgromo gave an overview of the proposed project.

The Assistant City Engineer said the Engineering Department is in the process of a comprehensive review of the applicant's submission, and a comment letter is pending.

The City Planner reviewed his comment letter.

The Assistant Corporation Counsel gave an overview of SEQRA process and considerations.

#### DISCUSSION BY THE BOARD

Ms. Hooff requested lighting temperature at 2700 Kelvin and maximizing water retention using permeable surfaces and tree planting/landscaping.

Ms. Ware agreed with the maximizing of landscaping.

Mr. Hooff asked about parking.

Mr. Sgromo said they estimate 90 parking spaces.

Mr. Kelly asked if there are existing water connections.

Mr. Sgromo showed the location of domestic, sprinkler and sewer water systems.

Mr. Ware asked the estimate timeline for project completion.

Mr. Sgromo said 2 to 3 years.

Mr. Ware asked about water capacity demand.

Mr. Sgromo said minimal.

Ms. Ware asked about the location of the two cemeteries.

Mr. Sgromo showed the location and confirmed they are not on the project property.

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

Alicia Ware seconded the motion.

The motion passed unanimously via roll-call vote.

The Board tabled the application to the next meeting.

#### **Index No. 2022-06**

**Applicant:** Garfield Bruff

**Owner:** City of Newburgh

**Location:** 169 Johnston Street

**SITE PLAN** application to convert existing vacant building into five residential units.

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

Garfield Bruff and Michael Henderson appeared before the Board.

Michael Henderson 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 said this project is an unlisted action under SEQRA. However, staff recommended a coordinated review based on the applicant's known lending/funding source.

#### DISCUSSION BY THE BOARD

Mr. Kelly requested sidewalk and lighting detail to be added to the site plan.

Duane Ware moved to waive a public hearing for the application.

Michael Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

Alicia 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.

The Board tabled the application to the next meeting.

With no further business to discuss, the meeting adjourned at 10:15 p.m.

Respectfully submitted,

J.K. Gentile

Secretary to the Land Use Boards