

CITY OF NEWBURGH
PLANNING BOARD

123 Grand Street, Newburgh, New York 12550

Lisa Daily, Chairperson
J.K. Gentile, Secretary

Phone: (845) 569-7383

PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, February 21, 2023 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Lisa Daily, Chairperson
Weaver Debe
Michael Kelly
Acre Qui

Also Present: Chad Wade, Assistant City Engineer
Jonathan Midler, City Planner
Jeremy Kaufman, Assistant Corporation Counsel
J.K. Gentile, Secretary

Absent: Sarah Hooff
Alicia Ware
Duane Ware

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

APPROVAL OF MINUTES

Minutes of the January 17, 2023 Meeting

Michael Kelly moved to approve the January 2023 minutes as submitted.
Acre Qui seconded the motion.
The motion passed unanimously via roll call vote.

OLD BUSINESS

Index No. 2022-08

Applicant: Manuel Zacarias-Gregorio
Owner: Manuel Zacarias-Gregorio
Location: 288 S. William Street

SUBDIVISION and SITE PLAN application to construct a new three-family dwelling on a future subdivided vacant lot.

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

Michael Lindsley and Manuel Zacarias-Gregorio appeared before the Board.

Mr. Lindsley gave an update to the plan since the applicant's last appearance at the November 2022 meeting.

DISCUSSION BY THE BOARD

The Assistant City Engineer reviewed his comment letter. He said the water main is shown incorrectly on the site plan. He recommended submitting a FOIL for the utility maps to identify the main water line. He requested the sprinkler detail removed from the plan. He said if fire suppression is required that would need to be a separate connection to the main. He requested the domestic and fire service details be clearly shown on the plans. He requested an updated sanitary sewer detail on the site plan. He requested all construction details drawn to scale. He requested a sub-division plan signed and sealed by a licensed surveyor.

The City Planner reviewed his comment letter.

The Chairperson asked the applicant to correct the typos on the site plan.

The applicant requested a table of its application to the next meeting.

NEW BUSINESS

Index No. 2023-01

Applicant: Jeff Wilkinson, R.A.
Owner: Clark Newman
Location: 278 Montgomery Street

SITE PLAN application to construct front porch and northern deck extensions.

The Comment Letters from the City Engineer and the Department of Planning and Development were made a matter of record.

Jeff Wilkinson appeared before the Board and gave an overview of the proposed plan.

DISCUSSION BY THE BOARD

The Assistant City Engineer recommended waiving Site Plan requirements.

The City Planner reviewed his comment letter.

Weaver Debe moved to waive a public hearing.

Acre Qui seconded the motion.
The motion passed unanimously via roll-call vote.

Michael Kelly moved to issue a Type II declaration under SEQRA.
Weaver Debe seconded the motion.
The motion passed unanimously via roll-call vote.

Weaver Debe moved to waive Site Plan requirements per the City Code.
Acre Qui seconded the motion.
The motion passed unanimously via roll-call vote.

Index No. 2023-02

Applicant: David Benninger
Owner: Blue Sky Distinctive Properties LLC
Location: 79 Pierces Road

SUBDIVISION application to expand existing vehicle storage by constructing a second building.

Index No. 2023-03

Applicant: David Benninger
Owner: Blue Sky Distinctive Properties LLC
Location: 79 Pierces Road

SITE PLAN application to expand existing vehicle storage by constructing a second building.

Index No. 2023-04

Applicant: David Benninger
Owner: Blue Sky Distinctive Properties LLC
Location: 79 Pierces Road

SPECIAL USE PERMIT application to expand existing vehicle storage by constructing a second building.

The Comment Letters from the City Engineer and the Department of Planning and Development were made a matter of record.

David Benninger, Jerry Casesa and Amador Laput appeared before the Board.

Mr. Casesa gave an overview of the proposed plan. He presented aerial views to present how the proposed project can accomplish Streetscape Standards in an Industrial Zone.

DISCUSSION BY THE BOARD

The City Planner reviewed his comment letter. He requested clarity on the proposed landscape plan. He said the lighting plan reflects an evergreen strip and the landscape plan reflects a hydrangea. He said the lighting plan reflects three proposed light poles 25 feet in height when the light poles should not exceed 15 feet in height. He said there is a note that reflects the color temperature will not exceed 2700 Kelvin and the fixture spec submitted reflects a color temperature of 4000 Kelvin. He referred the applicant to review city code chapters 300-66(E), 300-68(D)(2) and 300-68(E). He said the subdivision must be completed with the City's Tax Assessor and filed with the county prior to any site plan approvals. He requested submission of a Full EAF submitted through the DEC mapper.

The Assistant City Engineer reviewed his comment letter. He said the subdivision plat needs to be prepared by a licensed land surveyor. He said the preliminary final plat should be developed in accordance with City Code Chapter 266, Articles 3, 4 and 7. He said the 2014 site survey does not match the existing conditions plan. He said if the survey is not correct then an updated survey is required. He said if the survey is correct then the existing conditions plan should be corrected to match that. He referred the applicant to City Code Sections 300-68(A)(5) and 300-68(A)(6). He said currently there are three driveway entrances existing and a large parking lot. He said the proposed open parking lot does not comply with city code. He requested a foundation detail for the light poles. He requested an erosion and sediment plan. He referred the applicant to the standard curb cut detail. He explained the Streetscape Standards; 5-foot buffer strip, 5-foot sidewalk and curb. He said pavers and bioswales are not required.

Mr. Casesa explained the layout of the parking lot, entrances, and exits.

The Chairperson requested a proposed elevation.

Mr. Qui asked if the reason code requires certain spacing between the driveways a safety concern.

The City Engineer said yes.

Mr. Qui said that signage might assist in addressing the safety concerns regarding the placement of the three entrances and the nature of their operations.

The Chairperson asked why they are building to the height proposed.

Mr. Casesa said to accommodate the storage of stacked pallets.

Mr. Debe inquired the process for waste management.

Mr. Benninger said the waste was kept in the existing building and it is no longer utilized. He said any spill would be contained using a spill kit.

Acre Qui moved to waive the public hearing for the Site Plan application.
Michael Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

Michael Kelly moved to waive review by the Orange County Department of Health for the subdivision application.
Acre Qui seconded the motion.
The motion passed unanimously via roll-call vote.

The applications were tabled to the March 2023 meeting.

With no further business to discuss, the meeting adjourned at 8:50 p.m.

Respectfully submitted:

Approved:

J.K. Gentile, Secretary

Lisa Daily, Chairperson