

PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, March 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 Chairperson called the meeting to order at 7:35 p.m. after confirming a quorum.

APPROVAL OF MINUTES

Minutes of the February 15, 2022 Meeting

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

OLD BUSINESS

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 update on the project.

The Chairperson asked about the utility wires above the Washington Street side of the property referencing choice of tree plantings.

The Assistant City Engineer confirmed there were overhead wires on Washington and Federal Street.

Mr. Powell confirmed there will be 2 medium size tree plantings on Washington Street and 3 medium size tree plantings on Federal Street.

Mr. Powell asked about the stamped concrete detail.

The Assistant City Engineer said referred the applicant to the City website, Engineering page, for detail information on the running bond pattern.

The Assistant City Engineer reviewed his comment letter. He said the curb extension coming down Washington Street has to be reviewed to ensure that stormwater does not get trapped in the corner. A catch basin might be required to intercept.

The Assistant Corporation Counsel recommended the applicant contact the City Engineer office to work out the curb extension details.

The City Planner reviewed his comment letter. All comments have been satisfied.

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.

Index No. 2022-01

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

SITE PLAN application to construct 4 single-family townhouses.

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 a brief update of the project.

The Assistant City Engineer reviewed his comment letter. He said the issue with the exposed pipe that daylight at the rear of the property has to be resolved. A large percentage of storm water is already directed onto South Street due to grading but the balance could be pushed out using a curb-o-let given DOT permission. If not, the storm water has to find its way to a catch basin.

The City Planner reviewed his comment letter. All comments have been satisfied.

The Board tabled the application to a future meeting date.

Index No. 2022-05

Applicant: Hudson Visionary Development, LLC
Owner: Hudson Visionary Development, LLC
Location: 449 First Street

SUB-DIVISION application to combine existing lot with a vacant lot and subdivide to create two lots with a three-family structure on each.

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

Connor McCormick, Allen Rothman and Alberto Martinez appeared before the Board.

The Chairperson asked the applicant to explain the incident that occurred yesterday, March 14.

Mr. McCormick explained work was being performed on a sewer pipe, a gas pipe was struck, and the work created a spark that caused an explosion.

Mr. McCormick 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

Ms. Hooff recommended permeable pavement for the driveway.

The Assistant Corporation Counsel recommended that no action be taken at this meeting and to hold the application pending the final outcome of the gas pipe explosion investigation.

With no further business to discuss, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

J.K. Gentile
Secretary to the Land Use Boards