

City of Newburgh
Planning Board
Minutes May 20, 2008

The City of Newburgh Planning Board meeting was held on Tuesday, April 15, 2008, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Lisa Daily
Cheryle Branson
Deirdre Glenn
Vera Best

Members Absent: James Monell
Ramona Monteverde

Also Present:
Geoff Chanin, Corporation Counsel
William Hauser, PE, McGoey, Hauser & Edsall, City Consulting Engineer

The meeting was called at 7:35 after a quorum was confirmed.

The Chairman of the Board, James Monell was not present at this meeting.
Lisa Daily was Acting Chairman for this meeting.

SPECIAL PERMIT TO EXPIRE

Index No 2 SPECIAL PERMIT for the operation of a restaurant
On the first floor
Location: 207 Broadway
Applicant: Jose & Maria Esquerette

The Acting Chairman asked if anyone was here for the application. No one was present. There also was no report from the Building Inspector.

Deirdre Glenn moved and Vera Best seconded the motion to table this application till June.
The motion was carried unanimously.

OLD BUSINESS

Index No. 2008-05

Site Plan for the construction of a 6200 square foot building for office, showroom and warehouse
Location: 199 Little Britain Road
Applicant: Gregg Shaw of Shaw Engineering representing Haight Fire Equipment

Discussion by Board:

- Review of project
- 23 Parking spaces
- Adequate site lighting
- May 7, 2008 comments addressed

Vera Best moved and Cheryle Branson seconded the motion for a Findings of Negative Significant Impact
The motion was carried unanimously.

Cheryle Branson moved and Vera Best seconded the motion for final approval of the application and plans
The motion was carried unanimously
(a final set of plans were submitted to Mr. Hauser at this time)

Index No. 2007-15 SUBDIVISION of two residential lots
Location: 19 Leroy Place
Applicant: Mary Nottingham represented by Mr. Weeden

Discussion by the Board:

- Over view of the project
- Letter submitted by Taconic, which is a licensed firm, dated 4/3/08 stating the garages can be demolished without affecting the adjoining structure. This was the only comment that had to be addressed.

Cheryle Branson moved and Vera Best second the motion for a Findings of Negative Significant Impact
The motion was carried unanimously

Cheryle Branson moved and Vera Best second the motion for a final approval of the application as a whole
The motion was carried unanimously.

PUBLIC HEARING

Index No. 2008-07 SUBDIVISION of two residential lots
Location: 102 Ellis Avenue
Applicant: Ulster Estates represented by Valdina Consulting Engineers

The Acting Chairman of the Board asked if anyone would like to speak for this application. No response from the people.

Deirdre Glenn moved and Cheryle Branson seconded the motion to close the public hearing.
The motion was carried unanimously.

Discussion By the Board:

- The property is located on the west side of Ellis Avenue
- The lots are 75x100, which meet zoning requirements
- The new parcel will have city water and sewer
- Comments have been addressed

Deirdre Glenn moved and Vera Best second the motion for a Findings of Negative Significant Impact
The motion was carried unanimously.

Cheryle Branson moved and Vera Best second the motion for preliminary and final approval
The motion was carried unanimously.

Index No. 2008-06 SPECIAL PERMIT to operate a Cafe' Style Restaurant
Location: 119 Liberty Street
Applicant: Michelle Basch

The applicant stated to the Board that she and her husband would like to open a cafe' style restaurant at the above address. Her husband has been lead chef for 28 years. The applicant also stated that this business would be good for the city, and also to include hiring city residents. She also plans to work with the owner to bring the building back to its original features.

The Acting Chairman of the Board then asked if any person would like to speak for this application.
Robert Carchetta and Stacey Laskin, both of 107 Liberty Street, stated that this would be good for the city.

Deirdre Glenn moved and Cheryle Branson seconded the motion to close the public hearing.

The motion was carried unanimously.

Discussion by the Board:

- Question was raised in regards for parking.
- The City Consulting Engineer questioned the procedure for this application getting to the Board. This is a change of use and requires site plan approval
- The Building Inspector and applicant was in the office of the secretary. The question was raised about parking and any issues that would have to be addressed. The Building Inspector stated that parking should not be an issue and that he does not see any other issues.
- This property is located in the Historic District and need approval for exterior work.

Cheryle Branson moved and Vera Best seconded the motion to conditionally approve this application for a period of one year subject to the following:

- Approval for exterior work by the Architectural Review Commission
- Documentation from the Building Inspector re-affirming that site plan for change of use is not required.

The motion was carried unanimously.

NEW BUSINESS

Index No. 2007-19 SITE PLAN to demolish existing convenience store and gas pumps followed by construction of new 3000 sq. ft. convenience store with 6 gas pumps. To include proposed parking changes with new lighting and landscaping

Location: 510 Broadway

Applicant: Mitch Nesheiwai represented by Taconic Design

Discussion by the Board:

- The proposed project is for a 3000 sq. ft. building with six gas pumps
- The existing building has only two pumps with means of egress onto Broadway, West Street and Grove Street
- Front parking is within 10 feet of the sidewalk area
- Comments of work session meeting of 5/7/08 were read by Mr. Hauser
- The proposed site plan will have means of egress on West Street and two on Broadway.
- Building elevations to be shown
- The rear of the property will have shrubs no taller than 3 feet,.
- Technical issues still to be addressed
- Applicant to be placed on June's agenda.

Index No. 2007-21

Site Plan for an additional dwelling on existing parcel with a single family dwelling

Location: 716-718 Broadway

Applicant: Eileen Chick represented by Coppola Associates

Discussion By the Board:

- The proposal is to add a second one family dwelling to rear of the site
- The front building has a one family above a business
- Applicant to add one handicap parking space
- The second building is a one family with storage for the business
- Elevations to be shown
- Drainage to be addressed
- Comments were read by Mr. Hauser from 5-7-08 work session
- The applicant to clarify the rear buildings use.
- Applicant to be placed on June's agenda.

Vera Best moved and Cheryle Branson seconded the motion to Assume Lead Agency with an unlisted action. The motion was carried unanimously.

Index No. 2008-01

SITE PLAN for the modification to the existing emergency shelter and office use

Location: 9 Johnston Street

Applicant: Newburgh Ministry Inc.

Discussion By the Board:

- The building is two stories and has been a homeless shelter for 20 years
- The second floor has been used for storage and the proposal is to use this floor for emergency shelter
- Use and Parking Variances are in place
- Elevations shown
- The plaza should be relocated to the north or west of the building
- Combination of both parcels

Deirdre Glenn moved and Cheryle Branson seconded the motion to Assume Lead Agency Status with an unlisted action. The motion was carried unanimously

Cheryle Branson moved and Vera Best seconded the motion for a Finding of Negative Significant Impact of minor nature. The motion was carried unanimously.

Deirdre Glenn moved and Vera Best seconded the motion to approve this application subject to:

The combination of the two lots

The motion was carried unanimously

Index No. 2008-08

SITE PLAN to construct a 28 unit, 4 story building for low income frail seniors

Location: 21-29 Cerone Place

Applicant: Elant, Inc.

Discussion by the Board:

- Three years ago this application in front of the Board for a 6 story building with 34 units.
- The new proposal is for a 4 story, 28 unit facility
- Four foot retaining walls
- Variances needed: lot area depth, parking and density
- Issue is roof access for the Fire Department.
- Connection of sidewalks to the north and south for safety
- Technical issues to be addressed
- Mr. Hauser read comments of the 5-7-08 work session
- South east corner of property dumpster to be located

Deirdre Glenn moved and Vera Best second the motion to Assume Lead Agency Status

The motion was carried unanimously.

Applicant to be placed on June's agenda.

Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Margaret Hall

Secretary