

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

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PLANNING BOARD MEETING, April 20, 2010.

The City of Newburgh Planning Board meeting was held on Tuesday, April 20, 2010, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily
Richard Polich
Chad Wade
Vera Best
Deirdre Glenn
Peter Smith

Also Present:

Michelle Kelson, Assistant to Corporation Counsel
Craig Marti, City and Planning Board Engineer
Ian McDougall, Planning and Development

Absent:

Ramona Monteverde

The meeting was called at 7:30 after a quorum was confirmed.

SPECIAL PERMITS TO EXPIRE

Index No. 2004-35	Special Permit for the operation of an automotive Towing service Location: 233 Broadway Applicant: Andrew Russo
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The applicant was not present for the meeting but a letter was received in his absence. A report was submitted by the Building Department stating no violations exist and that the property is in compliance with said special permit.

Deirdre Glenn moved and Peter Smith second the motion to extend the special permit for a period of two years.
The motion was carried unanimously.

NEW BUSINESS

Index No. 2010-04 3 LOT SUBDIVISION
LOCATION: 101 Ellis Avenue
APPLICANT: Benjamin Harris, represented by
Eustance & Horowitz, P. C.

Proposal:

The parcel is .899 acres and is located in an R1 zone. The proposal is to subdivide The parcel into 3 lots, which each lot will be ¼ acre. The parcels will have a one family dwelling constructed on each lot with a driveway. The site complies with zoning and have city services.

DISCUSSION BY THE BOARD:

- There will be little disturbance to the site.
- The site is at a high elevation, where it is not in a flood plain zone.
- There will be soil stock piles on the site, but after construction will be spread throughout the property.

Peter Smith moved and Deirdre Glenn second the motion to Assume Lead Agency Status for S.E.Q.R.A.

The motion was carried unanimously.

The Board at this time moved for a Public Hearing to be held at their May 18, 2010 meeting.

Index No. 2010-05 CHANGE OF USE from vacant commercial to
Taco Bakery
Location: 244-250 Broadway (Rear)
Applicant: 3 Fratelli Inc. – Ben Papaleo

Proposal:

The proposal is to take a commercial/hardware building and change it to a Taco Bakery

DISCUSSION BY THE BOARD:

- There is no change to the site, only the use – “As Built”
- The interior of the building is 3000 sq. ft.
- There are overhead doors for drop off use.
- The Board request the applicant to present at their May 18, 2010 meeting a plan of the entrances for the trucks and also where the trash containers, dumpster, etc. will be located.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Margaret Hall
Secretary