

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

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PLANNING BOARD MEETING, May 18, 2010.

The City of Newburgh Planning Board meeting was held on Tuesday, May 18, 2010, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily
Richard Polich
Chad Wade
Peter Smith

Also Present:

Michelle Kelson, Assistant to Corporation Counsel
Ian McDougall, Planning and Development

Absent:

Ramona Monteverde
Vera Best
Deirdre Glenn

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

PUBLIC HEARING

Index No. 2010-04

3 LOT SUBDIVISION

LOCATION: 101 Ellis Avenue

APPLICANT: Benjamin Harris, represented by
Eustance & Horowitz, P. C.

Proposal:

The applicant did a review of the project. The entire site is 39,000 sq. ft. Each The parcel with the existing house will be 16, 000 sq. ft., the other two lots are 12,000 sq. ft.

** The plans shows houses on each site.

The Chairman of the Board then asked if any person would like to speak on this

application.

Donald Whitfield stated to the Board that he is the contract purchaser of one of the parcels. His concern was the houses on each one of the sites. Two of the parcels will be in conjunction with a project of his for Ellis Avenue according to the agreement, the two lots were to be sold without buildings on them.

At this time Assistant to Corporation Counsel commented that his concern was Between himself and the owner of the parcel, not a concern of the Planning Boards.

There was no other people to speak on this application

Peter Smith moved and Chad Wade second the motion to close the public hearing The motion was carried unanimously.

The Board Assumed Lead Agency at their April 2010 meeting.
Peter Smith moved and Chad Wade second the motion for a Negative Declaration.
The motion was carried unanimously.

Chad Wade moved and Dick Polich second the motion to approve this application subject to the comments of the City Engineer, which are that the applicant is to obtain permits from the Plumbing Inspector for water and sewer connections and the plans be submitted for review by the City Engineer and City Planner.
The motion was carried unanimously.

OLD BUSINESS

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:

The Staff met with the applicant to discuss the change of use application. The applicant has supplied to the Board details of the project and photos of the site, and captions of surrounding buildings and businesses.

Peter Smith moved and Chad Wade second the motion to Assume Lead Agency.

The motion was carried unanimously.

Chad Wade moved and Peter Smith second the motion for a Negative Declaration.

The motion was carried unanimously.

Dick Polich moved and Chad Wade second the motion to approve this application as submitted.

The motion was carried unanimously.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Margaret Hall
Secretary