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PLANNING BOARD MEETING, June 15, 2010.

The City of Newburgh Planning Board meeting was held on Tuesday, June 15, 2010, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily
Ramona Monteverde
Deirdre Glenn
Peter Smith

Also Present:

Bernis Nelson, Corporation Counsel
Ian McDougall, Planning and Development
Craig Marti, City Engineer
Richard Herbeck, Acting City Manager

Absent:

Chad Wade
Vera Best
Richard Polich

The meeting was called at 8:00 after a quorum was confirmed.

SPECIAL PERMITS TO EXPIRE

Index No. 2007-04	Special Permit to operate a self serve Laundromat on ground floor LOCATION: 168 Broadway APPLICANT: James Mazzella
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Discussion by the Board:

- A letter was submitted by the Building Department stating that there are no violations regarding the property and the department takes no exception in the renewal of said special permit.
- There was a short discussion as to conditions of sidewalks, which every special permit applied for will also have to adhere to the city ordinance on

sidewalks. The approval process will allow the applicant to operate, but only for a six month period at which time the sidewalk will have to be repaired or replaced.

Peter Smith moved and Deirdre Glenn second the motion to approve an extension of one year.

The motion was carried unanimously.

Index No. 2010-01 & 02 SITE PLAN AND SPECIAL PERMIT
For the operation of a Taxi Dispatch and to include
repair of taxi companies vehicles
Location: 191 Mill Street
Applicant: Alejandro Mendoza represented by Ken
Lytle of Zen Design

Proposal:

To operate a Taxi Dispatch and to also repair the companies vehicles.

Discussion by the Board:

- The southeast section of the property has a fence, which is on city property and will be moved onto the property of 191 Mill Street.
- The south corner of the property will be landscaped
- The site provides 9 parking spaces for taxi vehicles.
- Only the taxi vehicles will be repaired on site, and will be parked inside the building at night.
- Per Corporation Counsel a long EAF should be filed.

Ramona Monteverde moved and Peter Smith second the motion to Assume Lead Agency with an unlisted action.

The motion was carried unanimously.

Peter Smith moved and Deirdre Glenn second the motion for a Public Hearing for the Special Permit, for July 20, 2010 meeting.

The motion was carried unanimously.

Index No. 2009-12 SITE PLAN for the construction of 2 detached buildings
containing a total of 30 condominium units along with 16
parking spaces.
Location: 15 So. Colden Street
Applicant: Ray Yannone Jr., represented by Gregg Shaw of
Shaw Engineering

Mr. Shaw did a review of the proposed project.

Discussion by the Board:

- Applicant received variances from the Zoning Board
- An elevation plan was presented to the Board.
- Applicant to landscape is possible on the southeast corner along the retaining wall.
- According to the City Engineer, only a few technical comments remain.
- The land disposition agreement had been adjusted to coincide with the new Master Plan.
- Products will be energy star rated.
- The sidewalk will be extended to the northern part of the parcel.
- A letter from the WAC was submitted to the Board.

The Board Assumed Lead Agency at the November 17, 2009 meeting.

Peter Smith moved and Deirdre Glenn second the motion for a Negative Declaration.

The motion was carried unanimously.

Peter Smith moved and Ramona Monteverde second the motion to approve this application, subject to the modification of plans to the city engineer in full compliance and the land disposition agreement.

The motion was carried unanimously.

Index No. 2010-07 SITE PLAN for the conversion of existing manufacturing facility to craft brewery
Location: 88 So. Colden Street
Applicant: Newburgh Brewing Co., represented by William Hauser of McGoey, Hauser and Edsall

No one was present for this application.

Discussion by the Board:

- The City Engineer did a brief description of the proposed project to the Board.
- The first and second floors are the brewery. The third floor is to be office and tasting room.
- The fourth floor to remain vacant at this time. The fourth floor is approx 6000 sq. ft.
- The applicant will look into additional parking on So. Colden Street
- The Planning Board is to determine the number of parking spaces needed. This will be difficult due to no knowing the occupancy of the fourth floor.
- There are zoning issues.

Peter Smith moved and Deirdre Glenn second the motion with the intent to take Lead Agency. Requirement of a Long EAF

The motion was carried unanimously.

Index No. 2001-08 AMENDMENT TO SPECIAL PERMIT FOR MT. ST.
MARY COLLEGE DORMITORY

It was explained to the Board, that there was an error in 2001 in regards to the lots involved in said special permit. The lots approved were lots 1 and three and should have been lots 1 and 2, according to the application submitted.

Peter Smith moved and Lisa Daily second the motion to amend the special permit for Mt. St. Mary Dormitory.
The motion was carried unanimously.

Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Margaret Hall
Secretary