

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

123 Grand Street, Newburgh, New York 12550

(845)569-7401 (845)569-0096

PLANNING BOARD MEETING, OCTOBER 19, 2010.

The City of Newburgh Planning Board meeting was held on Tuesday, October 19, 2010, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily
Richard Polich
Chad Wade
Peter Smith
Vera Best
Ramona Monteverde

Also Present:

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

Members Absent:

Deirdre Glenn

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

SPECIAL PERMIT TO EXPIRE

Index No. 2003-29

SPECIAL PERMIT to operate a restaurant
LOCATION: 218-220 Broadway
APPLICANT: Juvenal Ruiz

The applicant was not present for this application.

Discussion by the Board:

- Letter submitted by the Building Dept. stating that two violations exist on the property. (graffiti on building and unlicensed vehicle on property) The Code Compliance Supervisor recommended a two month extension. If the violations are remedied within the two months then he recommends a one year extension.

Chad Wade moved and Vera Best second the motion to extend this special permit for a period of two months. The applicant will then be placed on the December 2010 or January 2011 agenda for the Board to again review said special permit and decide whether to extend or revoke the special permit.
The motion was carried unanimously.

NEW BUSINESS

INDEX NO. 2010-10 CHANGE OF USE, SITE PLAN & SPECIAL PERMIT for the operation of a Hot Dog Shop
Location: 14 Front Street
Applicant: Vincent Clavio, represented by Taconic Design

Proposal: Hot Dog Shop located on the first floor and an apartment on a portion of the second floor and an office on the other portion of the second floor.

Discussion by the Board:

- Engineers comments dated October 5, 2010 have been addressed
- The exhaust system for the hot dog operation will be installed through the roof
- The property is located in a W1 zone.
- The property does not have river frontage
- Assistant Corporation Counsel will discuss with the Code Compliance Supervisor as to whether a special permit is required for the apartment on the second floor. A special permit may not be required if the apartment is pre-existing.

Chad Wade moved and Peter Smith seconded the motion to Assume Lead Agency Status for S.E.Q.R.A.
The motion was carried unanimously.

Chad Wade moved and Vera Best seconded the motion for a Negative Declaration.
The motion was carried unanimously.

Peter Smith moved and Chad Wade seconded the motion to approve the application as submitted.
The motion was carried unanimously.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Margaret Hall, Secretary

