

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

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PLANNING BOARD MEETING, January 15, 2013
The City of Newburgh Planning Board meeting was held on Tuesday, January 15, 2013, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily, Chairman
Chad Wade
Peter Smith
Ramona Monteverde
Deirdre Glenn
Daniel Stokes

Members Absent:

Vera Best

Also Present:

Craig Marti, City Engineer
Tiffany Reis, Asst. Corporation Counsel

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

** The secretary was not present at this meeting, and the minutes were taken by the Chairman of the Board.

PUBLIC HEARING

Index No. 2012-14

SPECIAL PERMIT for the operation of a restaurant
Location: 169-171 Broadway
Applicant: Derval Edwards represented by Jonathan Cella,
P.E.

The hearing was opened by motion of Peter Smith and seconded by Deirdre Glenn
The motion was carried unanimously.

Discussion by the Board.

- The applicant stated that no changes will be made to the façade.

- The restaurant will have seating for 12 people and to include carryout.
- There are currently occupied apartments on the second and third floors.
- Engineers comments are as follows:
 1. An Area Variance is required for parking
 2. The Zoning Board note must be affixed to plans
 3. Engineer is confident, after speaking to the Fire Department, they have no concerns that cannot be easily addressed, however the kitchen must conform to the fire Department's recommendations.
 4. Needs to be ADA accessible

There were no comments from the public

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

Chad Wade moved and Ramona Monteverde seconded the motion to Assume Lead Agency Status for SEQRA. The motion was carried unanimously.

Peter Smith moved and Deirdre Glenn seconded the motion to grant conditional approval, with the following conditions:

1. Approval from the Zoning Board
2. Comments of the City Engineer

The motion was carried unanimously.

OLD BUSINESS FOR PROGRESS UPDATE

Index No. 2011-01 SITE PLAN for the construction of an office building on the rear lot
 Location: 280 Broadway
 Applicant: Vincent Cappelletti

Discussion by the Board:

1. City engineer discussed new plans. 1. 10' buffer between property and residential properties on Concord St. has been provided.
2. Parking lots have been coordinated.
3. A pedestrian walkway has been added.
4. There is access and egress to Robinson Ave.

Most discussion focused on pedestrian walkway.

The Board has requested the following:

1. A fully developed plan, including a plant schedule, benches, trash cans, etc.
2. Plantings at edge of parking lot along Concord St.
3. A rendering of the new building.

City engineer will meet with applicant to work on drainage issues. He will put Chapter 9 requirements in outline form for applicant's engineer. The engineers will meet to work out these issues. Applicant must return to workshop.

Meeting adjourned 8:30p.m.

Respectfully submitted

Lisa Daily
Chairman

LD/mh