

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

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PLANNING BOARD MEETING, March 19, 2013

The City of Newburgh Planning Board meeting was held on Tuesday, March 19, 2013, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

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

Members Absent:

Ramona Monteverde
Vera Best

Also Present:

Craig Marti, City Engineer
Tiffany Reis, Asst. Corporation Counsel
Ian MacDougal, City Planner

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

SPECIAL PERMIT TO EXPIRE

Index No. 2003-29

SPECIAL PERMIT for the operation of a restaurant
Location: 218-220 Broadway
Applicant: Daniel DeLeon

Discussion by the Board.

- Memo from Code Compliance stating that the property is in compliance and takes no exception with the application for special permit. There is a sign on the building, which the applicant is applying to the Architectural Review Commission for, otherwise no other violations exist.

Peter Smith moved and Chad Wade second the motion to extend said special permit for a period of one year. The permit shall expire March 18, 2014.
The motion was carried unanimously.

Index No. 2010-02 SPECIAL PERMIT for the operation of a Taxi Dispatch
and to include repair of taxi companies vehicles
Location: 191 Mill Street
Applicant Aledrandro Mendoza

Discussion by the Board:

- Memo from Code Compliance stating that there are no violations on the property and the department takes no exception for the renewal of the Special Permit.

Peter Smith moved and Dierdre Glenn second the motion to renew said special permit for a period of 3 years.
The motion was carried unanimously. The permit will expire March 15, 2016.

NEW BUSINESS

Index No. 2013-01 SITE PLAN for parking lots on vacant land
Location: West Street
Applicant: Northeast Industrial Development, represented
by Coppola Associates

Index No. 2013-02 LOT LINE CHANGE to increase parking on Lot 3A
Location: West Street
Applicant: Northeast Industrial Development, represented
by Coppola Associates

Discussion by the Board:

- The original project was approved in 1998 and was for a medical technology park
- The current use of the parcel is for professional offices which is an allowed use
- There is a 2 story building already constructed and has one tenant
- 63 parking spaces are required for this use. In order for the applicant to acquire the spaces, a 64 foot lot line change from lot no. 5 has to be obtained
- Easement description still to be reviewed

Dierdra Glenn 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.

Chad Wade moved and Peter Smith second the motion to conditionally approve these applications subject to the easement description being filed with the Board.
The motion was carried unanimously.

To be noted: the conditional approval for the West Street project is for site plan and lot line change.

Respectfully submitted,

Margaret Hall
Secretary