

PLANNING BOARD MEETING, February 15, 2011.

The City of Newburgh Planning Board meeting was held on Tuesday, February 15, 2011, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily, Chairman  
Richard Polich  
Chad Wade  
Peter Smith  
Deirdre Glenn  
Vera Best  
Ramona Monteverde

Also Present:

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

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

SPECIAL PERMIT TO EXPIRE

Index No. 2010-02

SPECIAL PERMIT for the operation of a Taxi  
Dispatch and to include repair of taxi company  
vehicles  
LOCATION: 191 Mill Street  
APPLICANT: Alejandro Mendoza

The applicant was not present for this application.

Discussion by the Board:

- Inspection conducted by the Building Department on January 18, 2011, and the property is in compliance with decision letter conditions A through F. The Building Department recommends continuance of special permit.
- Due to a hardship at this time, the fence location still has to be addressed.

Peter Smith moved and Deirdre Glenn second the motion to extend said special permit for a period of three months.  
The motion was carried unanimously.

#### NEW BUSINESS

INDEX NO. 2010-13                      SITE PLAN AND CHANGE OF USE to change from M-Mercantile to B-Business for proposed Hair Salon  
Location: 155 Broadway  
Applicant: James Barnes represented by Coppola Associates

#### Proposal:

Applicant requesting to change from existing M-Mercantile use to a B-Business use for a Hair Salon.

#### Discussion by the Board:

- Required variances granted from the Zoning Board of Appeals
- Applicant received approval from the Architectural Review Commission
- There will be no change to the exterior of the building or site
- This is for a interior fit up
- No items to be addressed from the City Engineer

Chad Wade moved and Vera Best second the motion for 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.

Peter Smith moved and Deirdre Glenn second the motion to approve the application and site plan as submitted.  
The motion was carried unanimously.

#### DISCUSSION ITEM

INDEX NO. 2011-03                      SITE PLAN for the operation of a retail wine bar serving wine, beer and coffee, with no kitchen  
Location: 19 Front Street  
Applicant: Yellow Corkscrew, Inc.

#### Discussion by the Board

- The City Engineer commented to the Board that the portion of the building which was the old winery shop, is where the new use is proposed.

- The Board referred the application to the Water Front Advisory Committee and also has to be filed with the Orange County Planning Department for any concerns or items they feel need to be addressed.
- The applicant also has all variances granted by the Zoning Board of Appeals.

John Nolan, Jessica Bacher and Meg Barley from Pace University Land Use Center appeared before the Board to discuss the City's current property development approval process.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Margaret Hall  
Secretary