

CITY OF NEWBURGH  
PLANNING BOARD

Lisa Daily, Chairperson  
Margaret Hall, Secretary

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PLANNING BOARD MEETING, June 19, 2012

The City of Newburgh Planning Board meeting was held on Tuesday, June 19, 2012, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily  
Chad Wade  
Deirdre Glenn  
Peter Smith  
Ramona Monteverde  
Vera Best  
Dan Stokes

Also Present:

Tiffany Reis, Asst. Corporation Counsel  
Craig Marti, City Engineer  
Ian McDougall, Planning and Development

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

#### SPECIAL PERMIT TO EXPIRE

Index No. 2007-04

Special Permit for a Laundromat  
Location: 168 Broadway  
Applicant: Mr. Mazzella

Discussion by the Board

- The applicant has been in business for five years, for which the special permit is required
- A letter from the Code Compliance Office stated that there are no current or existing violations on the property.

Peter Smith moved and Deirdre Glenn second the motion to approve and extension for a period of two years.

Motion was carried unanimously

## PUBLIC HEARING

Index No. 2012-03

Site Plan for Dominican Center Renovations and Recreation Field  
Location: 330 Powell Ave  
Applicant: Mt. St. Mary College, represented by Troy Wojciekofsky, P.E. of Stantac Consulting  
Present: James Raimo, Vice President of Operations and Facilities and Maryann Pilan, Director of Facilities

At this time, Assistant Corporation Counsel stated to the Board that the resolution written, Index No. 2011-08, was incorrect and should have included 317 Powell Avenue. The applicant was in for application for an amendment to the special permit which was to include properties, 320, 317 and 347 Powell Avenue and 112 Clinton Street. Assistant Corporation Counsel asked the Board if they recalled discussing 317 Powell Avenue. Due to the Board recalling the discussion, Assistant Corporation Counsel will rewrite the resolution to include 317 Powell Avenue.

Discussion by the Board:

- Overall review of the project
- The recreation area to be regarded for the baseball and softball fields
- The fields to be utilized during the day
- Lighting to be same design, but spaced further apart.
- Rain garden to remain as previously discussed.
- Made modifications to batting cage.
- Some of the plantings changed as per suggested by Mr. Wade.

The Chairman of the Board asked the public if anyone would like to speak on this application.

The following speakers were in favor of the application.

Nicholas Valentine – 350 Water Street

The college does expand its facility, but within its perimeter. It also has expanded its enrollment with additional campus housing.

Peter McGloklin – 16 Hargord Brace, Town of Newburgh

Is the former facility manager. The college has had a responsible growth through the years, especially when parochial schools are being closed.

Barbara Smith – 345 Powell Avenue  
The college is an asset to the community. The lights do not shine on any properties located by the college. The soccer field is used by many which also accommodates the public.

James Delvecio – Principal of Bishop Dunn  
Favor of project

Patrick Berardinelli – 17 Hillside Court  
The Mount has wonderful education programs and is a great asset to the City.

Fred McCurdy – 38 Echo Lane, Town of Newburgh  
Lives in the town, but has a business in the city. The Mount is a wonderful asset to the city.

Janis Jakopolis – 408 Carpenter Ave.  
Favor of project.

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

Assumed Lead Agency at May's meeting.

Peter Smith moved and Ramona Monteverde second the motion for a Negative Declaration.  
The motion was carried unanimously.

Chad Wade moved and Deirdre Glenn second the motion to approve site plan application, to include changes discussed and the engineers comments.

#### NEW BUSINESS

Index No. 2012-06    Site Plan for the construction of a 6000 square foot building for catering and club use (For Discussion)  
Location: 120 Front Street  
Applicant: Joscoss Inc, Nick DeBrizzi and Nick Satoro, Principals. represented by Gregory Shaw, P.E. and John Palladino, AIA

Discussion by the Board:  
-The site is approximately 4 acres  
- The proposed building is 6080 sq. ft. and is located next to the north parking lot.  
-The entrance to the building will be facing Fifth Street.

- There is a 30% reduction for parking spaces per the Zoning Board of Appeals due to the public access.
- The ordinance calls for 161 parking spaces, the applicant can only provide 149 spaces. The applicant will be remodeling Torches, which will include the elimination of some seating, and therefore the parking requirements will be met.
- The calculations for parking on the site are as follows:
  - \* Marina – 1 space for each boat slip
  - \* Torches – 1 space for every 3 seats
  - \* Catering and Night Club 0 75 sq. ft. of floor area
- The proposed building to be replacing the existing tent which is used for catering.
- There is free valet parking on Friday and Saturday nights.
- The concrete pad in the rear of Torches will be removed and made for public access.
- There will be no change to the site lighting.
- Dumpster enclosure to include catering facility.
- The restaurant to close around 10:00 pm, at which time the night club facility opens.
- There will be a separate plan for landscaping.
- The façade of proposed building to resemble a warehouse, at which time were located on the river.
- Applicant to bring in pictures of new façade and compare with the façade of the restaurant.
- the applicant to apply to the Water Front Advisory and Architectural Review Commission.

Lisa Daily introduced Mr. Dan Stokes, the newest Board member.

Meeting adjourned at 8:40pm

Respectfully submitted,

Margaret Hall  
Secretary

