

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

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PLANNING BOARD MEETING, June 21, 2011

The City of Newburgh Planning Board meeting was held on Tuesday, June 21, 2011, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily
Chad Wade
Deirdre Glenn
Peter Smith
Dick Polich

Members Absent:

Ramona Monteverde
Vera Best

Also Present:

Michelle Kelson, Corporation Counsel
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 PERMITS TO EXPIRE

Index No. 2007-04

SPECIAL PERMIT for the operation of a
laundromat

Location: 168 Broadway

Applicant: Tidal Wave Laundry Inc. Mr. Mazzella

Discussion by the Board:

- Letter submitted by the Building Dept., stating property meets compliance and has no objection to extending the special permit.

Peter Smith moved and Chad Wade second the motion to extend said special permit for a period of one year.

The motion was carried unanimously.

Index No. 207-08 SPECIAL PERMIT for the operation of a restaurant on the first floor
Location: 207 Broadway
Applicant: Jose and Maria Esquerette

Discussion by the Board:

- Letter submitted by the Building Dept. stating property meetings compliance and has no objection to extending the special permit.

Deirdre Glenn moved and Peter Smith second the motion to extend said special permit for a period of one year.

The motion was carried unanimously

NEW BUSINESS

Index No. 2011-01 SITE PLAN for the construction of an Office Building on the rear lot
Location: 280 Broadway
Applicant: Real Management Corp.
(FOR DISCUSSION)

Discussion by the Board:

- The property is located next to the City Courthouse
- A number of years ago there was a building which was demolished and a parking lot constructed.
- The project does comply with the Master Plan
- There is a chain link fence along the parking lot boundary line, which are also aligned with some trees
- The parking lot also abuts residences.
- The Code calls for a five foot requirement setback when a commercial property abuts residential areas, Section 300-12 give the Board the option of requiring 10 foot setback and screening.
- There is a cross walk from 290 Broadway to 280 Broadway.
- According to the applicant, there is very little vandalism in the area.
- A variance will be required for parking.

- The City Engineer stated to the Board, that drainage detail still to be submitted, along with technical information on the plan.
- The applicant to come back to work session before presenting the final plan to the Planning Board. The applicant is also to seek a parking variance from the Zoning Board of Appeals.

Index No. 2001-03 SITE PLAN for he operation of a retail wine bar serving wine, beer and coffee with no kitchen
 Location: 19 Front Street
 Applicant: Yellow Corkscrew, Inc., represented by Minuta Architects

No appearance by the applicant.

Index No. 2011-06 CHANGE OF USE from a Business Office to a Sports Bar and Restaurant
 Location: 136 Lake Street
 Applicant: Evanjelina Sdeavios, represented by John Cella, P.E.

Discussion by the Board:

- Jennifer Lucas from the office of John Cella submitted a floor plan for the Sports Bar.
- In unit no. 5, the restaurant area will be expanded to add the bar
- The parcel accommodates parking needed for the new business per city code.

Peter Smith moved and Deirdra Glenn second the motion to Assume Lead Agency Status.

The motion was carried unanimously.

Deirdra Glenn moved and Peter Smith second the motion for a Negative Declaration. This is an unlisted action.

The motion was carried unanimously.

Peter Smith moved and Deirdra Glenn second the motion to approve the application for a change of use.

The motion was carried unanimously.

Index No. 2011-07 TWO LOT SUBDIVISION
 Location: 10 Catherine Street
 Applicant: Habitat for Humanity – Brady Quinn of Habitat and Darrin Stridiron, Surveyor

(DISCUSSION AND TO REFER TO ZONING BOARD)

Discussion by the Board:

- The applicant demolished a one family dwelling, which was located on the property
- The applicants intent is to subdivide the property and to construct a one family dwelling on each parcel. The dwelling will consist of a party wall, which will be constructed on the property line to separate the two dwellings.
- A variance will be required for the side yard and front yard setbacks. Also needed is an area and parking variance.
- The City Engineer commented that upon review of the plan, the concern of the utility connection has been addressed.

The sewer lines are brick and the applicant to take extra caution when construction commences.

Chad Wade moved and Dick Polich second the motion for a public hearing. The motion was carried unanimously.

Public Hearing scheduled for July 19,2001 Planning Board meeting.

Index No. 2011-08 AMENDMENT TO SPECIAL PERMIT AND SITE PLAN
In that the property may provide additional informal recreation space, parking and open space, and to include the existing Dominican Center building may provide additional student housing, classrooms and administration offices
Location: 320 Powell Avenue
Applicant: Mount St. Mary College represented by Stantec

Discussion by the Board:

- The proposal is to amend special permit 2001-08, to include 417 and 419 Liberty Street and the Dominican Sisters parcel, which the amount has recently purchased.
- The storage building is to be demolished.
- The Dominican Sister building will consist of student living on the top floor (possibly 164 beds), middle floor if for faculty and class rooms and the first floor will be a meeting area.
- The College has plans for improvement to the site plan but has not review with the Board of Trustees. At this time, there will be an alteration to the entrance and eliminating the entrance to the Dominican Sister building, the storage building to be removed and some landscaping.

- The addition of student housing will reduce available parking.
- Corporation Counsel suggested that the College seek amendment to the special permit for the acquisition of the Dominican Sisters and Liberty Street parcels, as well as other contiguous parcels in the College has acquired but not sought to include in the special permit and submit a basic site plan for the acquisition of property and the entrance alteration. The College could propose an amendment to the site plan after it has internal approval for site improvements, such as grading, roadways, parking etc.

Peter Smith moved and Deirdre Glenn second the motion for a public hearing.

The motion was carried unanimously.

The application to be placed on the July 19, 2011 agenda for public hearing.

Meeting adjourned at 9:10 p.m.

Respectfully submitted,

Margaret Hall
Secretary