

CITY OF NEWBURGH  
PLANNING BOARD

Lisa Daily, Chairperson  
Margaret Hall, Secretary

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PLANNING BOARD MEETING, August 16, 2011

The City of Newburgh Planning Board meeting was held on Tuesday, August 16, 2011, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily  
Chad Wade  
Deirdre Glenn  
Peter Smith  
Ramona Monteverde

Members Absent:

Dick Polich  
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.

## NEW BUSINESS

Index No. 2011-09      CHANGE OF USE AND SITE PLAN for the first floor to  
change of occupancy to a Grocery Store/Deli  
Location: 164 Broadway  
Applicant: Mohammed Alshaikh represented by Coppola  
Associates

Proposal:

Change of occupancy to a Grocery Store/Delli

Discussion by the Board:

- Existing business was sale of sneakers and tee shirts.
- No changes to first floor, only furnishings.
- No change to elevation.
- Architectural Review Commission approval for signage. (see attached)
- Zoning Board of Appeals approval (see attached)
- Existing handicap ramp
- Garbage to be contained on rear of site and brought out every day for pick up. The city collects garbage on Broadway five days a week for businesses.
- Hours of operation are 5:00 a.m. to 12:00 p.m.
- There will be no food preparation on the site.
- Commercial kitchen prohibited.

Deirdre Glenn moved and Peter Smith second the motion to Assume Lead Agency Status for S.E.Q.R.A.

The motion was carried unanimously.

Deirdre Glenn moved and Ramona Monteverde second the motion for a Negative Declaration.

The motion was carried unanimously.

Peter Smith moved and Deirdre Glenn second the motion to approve this application and site plan as submitted.

The motion was carried unanimously.

#### OLD 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 AT THE REQUEST OF THE  
ZONING BOARD OF APPEALS

Discussion by the Board:

- The applicant is before the Board as a request from the Zoning Board of Appeals for an advisory opinion in regards to parking. (see attached)
- A revised plan was submitted showing the following:
  - a. Five foot reduction in size of building
  - b. Ten foot setback instead of five feet.
  - c. Designated walkway from front to rear of parking lot
  - d. Plantings
- Parking has been deleted by five spaces, making the request to the Zoning Board for 75 instead 80 spaces.
- With the construction of the proposed building, there will be three buildings on one site
- Comments were submitted by the city engineer and city planner. (see attached)
- The parking lot already has lighting. New lighting will be located on the building.
- The use of the parking lot is segmented. It was recommended the applicant modify the lot as a whole and revise to revise the circulation pattern.
- Entrance area from Concord Street is to be modified.
- Applicant to submit rendering of project.
- Applicant to consider additional landscaping.
- Proposed building will be partially in a Residential zone.

Applicant to return to work shop with revised plans and a rendering before the Planning Board can give an opinion to the Zoning Board of Appeals.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Margaret Hall  
Secretary