

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

123 Grand Street, Newburgh, New York 12550

(845)569-7401 (845)569-0096

PLANNING BOARD MEETING, September 18, 2012

The City of Newburgh Planning Board meeting was held on Tuesday, September 18, 2012, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

Lisa Daily
Chad Wade
Deirdre Glenn
Peter Smith
Dan Stokes

Absent:

Ramona Monteverde
Vera Best

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.

PUBLIC HEARING

Index No. 2012-09

TWO LOT SUBDIVISION of existing medical complex having two separate offices, placing each office on its own lot.

Location: 407 Gidney Avenue

Applicant: James DiLorenzo Jr. represented by William Hildreth

Discussion by the Board

- The applicant gave a review of the proposed subdivision
- Nothing on the site will change but on each lot will be one building
- The applicant received Zoning Board approvals for variances for bulk requirements

- Assistant Corporation Counsel and the Engineer reviewed the crossover easement submitted. The easement included ingress, egress, maintenance, and parking, amongst other things.

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

No response from the public.

Peter Smith moved and Deidre Glenn seconded the motion to close the public hearing.

The motion was carried unanimously.

Deidre Glenn moved and Chad Wade seconded the motion to Assume Lead Agency

The motion was carried unanimously.

Peter Smith moved and Chad Wade seconded the motion for a Negative Declaration.

The motion was carried unanimously.

Peter Smith moved and Dan Stokes second the motion to approve this application subject to the easement being filed before the approval and signing of the subdivision plans.

The motion was carried unanimously.

NEW BUSINESS

Index No. 2012-06

SITE PLAN for the construction of a 3240 sq. ft. building addition and 4370 sq. ft. patio for Catering and Club Use

Location: 120 Front Street

Applicant: JOSCO Inc. represented by Gregory Shaw, P.E., Shaw Engineering

Discussion by the Board:

- Mr. Shaw was not available for this meeting. Mr. John Palladino represented Mr. DiBrizzi
- Mr. Palladino did a review of the project.
- The applicant received Architectural Review Commission approval at their September meeting.
- The applicant to appear in front of the Waterfront Advisory Committee on Wednesday for their advisory opinion.

- The applicant brought in drawings of the terraced patio area, the plantings location and the planters to be used on Fifth Street. The planters can be moved for fire apparatus. There also will be plantings along the Board Walk area.
- There will be a railing between the two terraces
- There will also be landscaping done in the front of the building.
- There are no plans at this time for any other structures on the site.
- Proposed lighting will be low voltage as existing.
- Applicant to return to the Board when the lighting plan has been completed.

Deidre Glenn moved and Peter Smith moved to Assume Lead Agency
The motion was carried unanimously.

Peter Smith moved and Deidre Glenn seconded the motion for a Negative Declaration.
The motion was carried unanimously.

Peter Smith moved and Dan Stokes second the motion to approve this application for site plan subject to the following:

1. The board's review of the advisory opinion of the Water Front Advisory Committee
2. There shall be no D.J. on the walkway.
3. The lighting plan to be reviewed and approved by the Planning Board.
4. There shall be no tent structure on the site without a permit issued by the Building Department.

The motion was carried unanimously.

Peter Smith moved and Chad Wade second the motion to amend the August minutes for the wrong date of Sept. 12 and should be changed to Sept. 18th for the date of the public hearing.

The motion was carried unanimously.

Meeting adjourned at 8:15p.m.

Respectfully submitted,

Margaret Hall
Secretary to the Planning Board