

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

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PLANNING BOARD MEETING, December 20, 2011

The City of Newburgh Planning Board meeting was held on Tuesday, December 20, 2011, in the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:

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

Members Absent:

Dick Polich

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. 2011-13

MINOR SUBDIVISION

Location: 327 Dupont Avenue

Applicant: Good Will Fire Department represented
by Frank Valdina, L.S.

Discussion by the Board:

- The proposal is for a two lot minor subdivision.
- The applicant reviewed the project.
- It was determined by the Codes Department and the Engineer that the parcel is not considered a “flag lot”.

- The response from the Orange County Department of Planning stated they have found no evidence of significant inter-municipal or countywide impacts.

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

Mr. Edward Gotay along with his family, who reside at 13 Van Ameer Street stated that when the Fire Dept. has gatherings or parties, the members have gone off the property and have trespassed on his property on more than one occasion. This has been an issue for about a year.

The Chairman of the Board, with no other response from the public, closed the public hearing.

Peter Smith moved and Vera Best seconded the motion to close the public hearing.

The motion was carried unanimously.

Peter Smith moved and Deirdre Glenn seconded the motion to Assume Lead Agency.

The motion was carried unanimously.

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

The motion was carried unanimously.

Ramona Monteverde moved and Lisa Daily seconded the motion to approve the subdivision.

The motion was carried unanimously.

The Chairman told the applicant to address the concerns of Mr. Gotay. The applicant stated that the Fire Chief was in the audience and it will be noted.

NEW BUSINESS

Index No. 2011-11 CHANGE OF USE AND SITE PLAN for proposed restaurant
Location: 395 Ann Street
Applicant: Sandro Arias represented by James Raab of Taconic Design

Discussion by the Board:

- The property owner Kevin Sherman, owns the entire corner of Ann Street.
- The owner is also the tenant of the auto repair shop.

- The applicant is renting a space in a building that is 18,000 sq. ft. on the first floor.
- A variance was granted from the Zoning Board of Appeals for front yard and 8 parking spaces.
- There is existing drainage on the street, sidewalk and on the site.
- Next door there is a beauty salon, which the customers are walk-ins.
- There are 7 spaces dedicated to the used car business.
- There will be a dumpster on the site with an enclosure.
- There will be, on the plan, a note stating the parking for the restaurant and will be signed by the owner.

The Chairman at this time read from the EAF form that was submitted.

Peter Smith moved and Chad Wade seconded the motion to Assume Lead Agency
The motion was carried unanimously.

Peter Smith moved and Ramona Monteverde seconded the motion for a Negative Declaration with no significant impact.
The motion was carried unanimously.

Peter Smith moved and Chad Wade seconded the motion to approve this application subject to:

- The appeal number being added to the site plan;
- Per the engineer, the owner must sign the plans.

The motion was carried unanimously.

OLD BUSINESS

SPECIAL PERMITS TO EXPIRE

Index No. 2009-11 SPECIAL PERMIT for an indoor soccer field
Location: 13 Mill Street
Applicant: Cesar Grados

Discussion by the Board:

- The project was stopped due to the applicant illness.
- The applicant at this time is ready to continue.

Deirdre Glenn moved and Ramona Monteverde seconded the motion to grant an extension if two years.
The motion was carried unanimously.

Index No. 2001-04 SPECIAL PERMIT for the sale of used cars
Location: 93 So. Robinson Avenue
Applicant: James Conte

The applicant did not appear. The Board therefore did not take any action on this application.

Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Margaret Hall
Secretary