

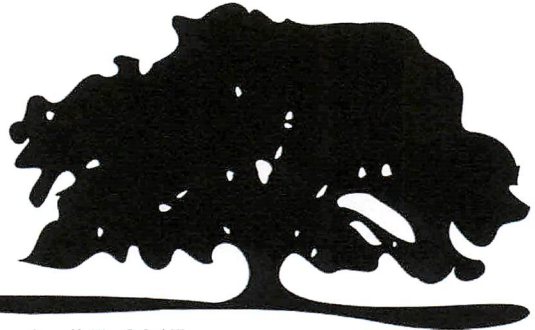
Conservation Advisory Council | City of Newburgh, New York

123 Grand Street, Newburgh, New York, 12550

Phone: (845) 569-7380 www.cityofnewburgh-ny.gov/conservation-advisory-council

Council Members:

Chuck Thomas, Chair
Marcel Barrick
C. Kippy Boyle
Deborah Dresser
Gail Fulton
Karen McCarthy
(vacancy)



April 7, 2017

MEMO TO: Lisa Daily, Chair
City of Newburgh Planning Board
FROM: Chuck Thomas, Chair
Conservation Advisory Council ("CAC")
Re: **Proposed Projects within the LWRP requiring Coastal Consistency Forms:**
123 Montgomery Street

The above-referenced project is coming before the Planning Board for review. CCF's (Coastal Consistency Form) for this project was presented to the CAC at our regularly scheduled meeting of April 6, 2017. We offer the following comments and recommendations to the Planning Board, ZBA as appropriate and the applicants. Our comments are also to be included in the official record of any Public Hearings.

The Coastal Consistency Form was reviewed and the project was found to be Consistent with the Local Waterfront Revitalization Program (LWRP) for the City of Newburgh as outlined in Chapter 159, Article III of the City of Newburgh Code of Ordinances.

The actions proposed are designed to restore and revitalize deteriorated and underutilized areas within the LWRP and can be consistent with the LWRP with clarifications.

- Questions were asked regarding whether a variance for off-street parking would be required and if not does the applicant require off-street parking areas and if so what is the design of the proposed parking and will it provide for permeable paving and control of storm-water runoff.
- The Council does not support the conversion of single family residences without the provision for off street parking.
- Question 2 i.) of the CCF: the answer should be "Yes, the proposed activity is located within the East End National Register District".
- Question 4.) of the CCF: the answer should be "YES, the proposed activity does take place within an area covered by a State approved LWRP". It was noted the action will generate additional sanitary wastewater using the existing facility.

The CAC reviews all projects with a view of reducing storm water runoff through the preferred use of permeable materials. It is recommended that the Planning Board and Applicant consider permeable materials and landscaping as appropriate solutions to prevent stormwater runoff. The CAC is committed to environmentally sound practices, including reducing storm water runoff into the Hudson River and/or runoff into the combined storm and sewer system, and to recommend the use of permeable materials to achieve these goals.

Respectfully Submitted

Chuck Thomas, Chair

A handwritten signature in blue ink, appearing to read "Chuck Thomas", with a date "06" written below it.