CITY OF NEWBURGH
PLANNING BOARD
123 Grand Street, Newburgh, New York 12550

Lisa Daily, Chairperson
(845)569-7401 (845)569-0096

PLANNING BOARD MEETING

The City of Newburgh Planning Board meeting was held on Tuesday, April 21, 2015, in the City Hall Council Chambers, 83 Broadway, Newburgh, New York.

Members Present: Lisa Daily
Peter Smith
Elsworth Banks
Argelia Morales
Dan Stokes
Ramona Monteverde

Also Present: Jason Morris, City Engineer
Alexandra Church, City Planner
Timothy Kramer, Assistant Corporation Counsel

The meeting was called at 7:30 p.m. after a quorum was confirmed.

NEW BUSINESS

INDEX NO. 2015-05 **SITE PLAN** for interim residential living facility
Location: 401 Carpenter Avenue
Applicant: Jay Diesing of Mauri Architects PC

The comment letter of the City Engineer dated April 21, 2015 is to be made a matter of record.

DISCUSSION BY THE BOARD

- Kelly Kostyal-Larrier and Allen Gordon appeared on behalf of the applicant. Jay Diesing was unable to appear.
- The property consists of a residential house on approximately five acres owned by John Lease.
- The applicant is proposing to keep the existing residential house. It will be made handicap accessible and will have twenty beds for residents. The size of the house will not be expanded.

- There will be no delivery trucks or any other large trucks associated with the use.
- The City Engineer advised this is an unlisted action under SEQRA and requires review by the County Planning Department pursuant to General Municipal Law §239 because it is within 500 feet of a state road.
- The City Engineer advised that there are some technical items in his letter that must be addressed, and there are encroachments that will require access and maintenance agreements.
- The applicant will indicate on the plans that a lot line will be removed. The applicant is working with the county to remove the lot line.
- The applicant will apply to the Zoning Board of Appeals for a use variance, and, if approved, return to the Planning Board for the June meeting.

Ramona Monteverde moved and Dan Stokes seconded the motion to assume lead agency.

The motion was carried 4-0. Lisa Daily recused herself. Elsworth Banks abstained.

OLD BUSINESS

INDEX NO. 2015-04

SITE PLAN for removal of existing 1,800 square foot accessory storage building and construction of new 1,500 square foot accessory storage building on the north end of the project parcel
Location: 4 Renwick Street
Applicant: Central Hudson Gas & Electric Corporation

The comment letter of the City Engineer dated April 21, 2015 is to be made a matter of record.

DISCUSSION BY THE BOARD:

- The board reviewed the site plan at the March meeting. The applicant submitted a revised site plan and provided a brief review of the proposed project.
- The City Engineer advised that a response from the County Planning Department was received pursuant to General Municipal Law §239 and found that no evidence of inter-municipal or countywide impacts would result from approval of this application.
- The City Engineer advised that all of his comments have been addressed.

Peter Smith moved and Dan Stokes seconded the motion to approve the application.

Motion was carried unanimously.

APROVAL OF MINUTES

Peter Smith moved and Elsworth Banks seconded the motion to approve the minutes of the March Planning Board meeting.

The motion was carried unanimously.

Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Timothy W. Kramer
Acting Secretary