

PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, July 21, 2020 using Zoom videoconference.

Members Present: Lisa Daily, Chairperson
Michael Kelly
Heather Moore
Alicia Ware
Duane Ware

Absent: Sarah Hooff
Richard Rosencrans

Also Present: Elka Gotfryd, City Planner
Jeremy Kaufman, Assistant Corporation Counsel
Omar Balbuena-Palma, Secretary

Also Absent: Jason Morris, City Engineer
Chad Wade, Assistant City Engineer

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

APPROVAL OF MINUTES

Ms. Ware moved to approve the minutes of the June 2020 board meeting.
Ms. Moore seconded the motion.
The motion passed unanimously.

OLD BUSINESS

Index No. 2020-04

Applicant: 34 Carter Realty Partners, LLC
Owner: 34 Carter Realty Partners, LLC
Location: 34 Carter Street

SITE PLAN Application to demolish the building and construct a new four-family residence (Apartment House).

The Informational Inspection Report of the Building Inspector and the comment letters of the City Engineer, City Planner and the Department of Environmental Conservation (“DEC”) were made a matter of record.

DISCUSSION BY THE BOARD

Felderi Santiago appeared before the Board on behalf of the property owner, along with Jonathan Cella, Project Engineer.

Mr. Cella gave a brief review of the project and highlighted the following:

- Existing building is in disrepair and will be demolished;
- Proposing a new two-story, four-family residence (Apartment House);
- Submitted signed and sealed survey;
- DEC response indicated no likely impact to the bald eagles.

The City Planner said she has no further comments on the application.

The Assistant Corporation Counsel said the Engineering Department is not in attendance but they indicated that the Applicant has satisfied the major comments in the comment letter. He said the DEC clarified the impact on the bald eagles and the Board may move forward with a vote on the application if they have no further questions.

The Chairperson asked for a motion to issue a Negative Declaration pursuant to SEQRA if there are no additional concerns.

Ms. Moore asked if the asbestos will be disposed of safely once the building is demolished.

The Project Engineer said an asbestos report outlining the process for removal is required prior to the issuance of the demolition permit.

Mr. Santiago said they have a completed asbestos report ready for submission to the Building Department. He said asbestos was not detected in the bulk samples collected from the interior/exterior building components and no hazard reduction is recommended before the planned demolition can begin.

Mr. Moore said she is relieved the asbestos report is complete and said the overall project has a positive impact on the neighborhood.

Ms. Moore moved to issue a Negative Declaration pursuant to SEQRA.

Ms. Ware seconded the motion.

The motion passed unanimously.

Ms. Moore moved to approve the Site Plan as submitted.

Mr. Ware seconded the motion.

The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Omar E. Balbuena-Palma,
Secretary to the Land Use Boards