CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
J.K. Gentile, Secretary

123 Grand Street, Newburgh, New York 12550 Phone: (845) 569-7383 Fax: (845) 569-0188

PLANNING BOARD MEETING

The City of Newburgh Planning Board held its monthly meeting on Tuesday, June 15, 2021 using Zoom videoconference.

Members Present: Lisa Daily, Chairperson
Sarah Hooff (arrived 8:01 p.m.)
Michael Kelly
Richard Rosencrans
Alicia Ware
Duane Ware

Members Absent: Heather Moore

Also Present: Alexandra Church, Director of Planning and Development
Chad Wade, Assistant City Engineer
Jason Beeman, Code Compliance Supervisor
Jeremy Kaufman, Assistant Corporation Counsel
J.K. Gentile, Secretary

The Chairperson called the meeting to order at 7:37 p.m. after confirming a quorum.

APPROVAL OF MINUTES

Minutes not available.

SPECIAL USE EXTENSION

Index No. 2015-21

Applicant: Kellyann Kostyal-Larrier
Owner: d/b/a as Sunrise Cottage
Location: 399 Carpenter Avenue

SPECIAL USE PERMIT

Kellyann Kostyal-Larrier, on behalf of Sunrise Cottage, appeared before the Board.

Staff reported no calls for service or building code violations on the property occurred since the last time the Planning Board granted an extension.

Michael Kelly moved to extend the Special Use Permit for one year.

Alicia Ware seconded the motion.
The motion passed 5-0 via roll-call vote.

Index No. 2017-31

Applicant: Ertha Raymond
Owner: Ertha Raymond
Location: 10 City Terrace North

SPECIAL USE PERMIT

Applicant did not appear for the meeting.

Staff reported no calls for service or building code violations on the property occurred since the last time the Planning Board granted an extension.

Alicia Ware moved to extend the Special Use Permit for one year.
Richard Rosencrans seconded the motion.
The motion passed 5-0 via roll-call vote.

Index No. 2013-07

Applicant: Jonathan Cella
Owner: Vishal Enterprises of Grand Street, LLC
Location: 405 Broadway

SPECIAL USE PERMIT

Applicant did not appear for the meeting.

Staff reported no calls for service or building code violations on the property occurred since the last time the Planning Board granted an extension.

Alicia Ware moved to extend the Special Use Permit for one year.
Michael Kelly seconded the motion.
The motion passed 5-0 via roll-call vote.

OLD BUSINESS

Index No. 2021-04

Applicant: Kearney Realty & Development Group / Sean Kearney
Owner: City of Newburgh
Location: 15 S. Colden Street

SITE PLAN application to construct a four-story residential building with an attached restaurant.

The Comment Letters from the City Engineer and Department of Planning and Development were made a matter of record.

Sean Kearney and Jamie LoGiudice, appeared before the Board.

Ms. LoGiudice gave an overview of updates made in response to prior comments and comment letters. The added site features included 7 additional parking spaces, formalized and delineated, 2 curb ramps and crosswalk, additional sidewalks to the west of the property and additional lighting in the parking areas and rear of building.

The Director of Planning and Development said all comments have been satisfied. Per the DEC, site work is complete on the adjacent remediation site. DEC gave clarification on endangered species in the vicinity and said this project does not directly impact the Hudson River.

The Assistant City Engineer said remaining details need to be added to Site Plan: water, permeable paver, ADA ramp, and replacement of street sweeping and snow emergency signs. The stormwater management report is acceptable. Cost estimate was submitted for review. The Engineer's Department has enough detail to be comfortable with a conditional approval.

The Assistant Corporation Counsel said staff received the GML §239 letter from the County. SHPO clarification has been obtained for all issues. DEC clarification has been obtained for all issues.

Mr. Rosencrans asked for clarification of the Phase I archaeological study.

Ms. Ware asked about the planting scheme.

Ms. LoGiudice presented the planting design.

Ms. Hooff arrived to the meeting (8:01 p.m.). The Assistant Corporation Counsel gave a brief summary of the discussion that occurred in her absence.

Mr. Kelly reiterated that he will abstain from participation and vote on the project.

Alicia Ware moved to issue a negative declaration under SEQRA.
Duane Ware seconded the motion.
The motion passed unanimously via roll-call vote.

Alicia Ware moved to accept the Site Plan as submitted, subject to approval based on outstanding Engineer comments, Planning comments, ARC approval and Zoning Board of Appeals approval, and approval by the City Council for bonded improvements in the public rights-of-way.
Duane Ware seconded the motion.
The motion passed unanimously via roll-call vote.

Index No. 2021-05

Applicant: Jennifer Welles
Owner: Newburgh Community Land Bank
Location: 37 Chambers Street

SUBDIVISION to create four (4) lots from the existing lot.

The Comment Letters from the City Engineer and Department of Planning and Development were made a matter of record.

Jennifer Welles and Tom Cerchiara appeared before the Board.

Mr. Cerchiara gave a brief overview of the proposed project.

The Assistant City Engineer referred to the Comment Letter for remaining details.

The Director of Planning and Development had no comments.

The Chairperson opened the public hearing.

There was no one present for or against the application.

Michael Kelly moved to close the public hearing.
Alicia Ware seconded the motion.
The motion passed unanimously via roll-call vote.

Alicia Ware moved to approve the preliminary plat subject to the City Engineer Comment Letter.
Michael Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

Index No. 2021-08

Applicant: Alec Klee Galli, Architect
Owner: Fracasse Realty, LLC
Location: 33 S. Robinson Avenue

SITE PLAN application to convert a warehouse into commercial spaces.

The Comment Letters from the City Engineer and Department of Planning and Development were made a matter of record.

Rich Fracasse and Alec Klee Galli appeared before the Board.

Mr. Galli gave an update on revisions made to proposed project.

The Assistant City Engineer requested the final plans to reflect additional parking surface details. He said all other comments were addressed.

The Director of Planning and Development had no further comments.

The Chairperson opened the public hearing.

There was no one present for or against the application.
Richard Rosencrans moved to close the public hearing.
Duane Ware seconded the motion.
The motion passed unanimously via roll-call vote.

Richard Rosencrans moved to declare the Planning Board as Lead Agency under SEQRA.
Duane Ware seconded the motion.
The motion passed unanimously via roll-call vote.

Alicia Ware moved to issue a negative declaration under SEQRA.
Richard Rosencrans seconded the motion.
The motion passed unanimously via roll-call vote.

Duane Ware moved to accept the Site Plan, subject to the City Engineer Comment Letter.
Richard Rosencrans seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

Index No. 2021-09

Applicant: Berg + Moss Architects / Chris Berg
Owner: Newburgh SHG 50 LLC
Location: 184 Liberty Street

SITE PLAN application to convert vacant building into 8 dwelling units

The Comment Letters from the City Engineer and Department of Planning and Development were made a matter of record.

Adam Shayanfekr, Chris Berg, and Matthew Acocella appeared before the Board.

Mr. Berg gave an overview of the proposed project. He said the project received ARC approval already. They are presenting before the ZBA on June 22, 2021.
All sidewalk issues will adhere to the City's Streetscape Standards. They are proposing the addition of one tree on the southern end of the property. The Assistant City Engineer said the applicant's plan complies with the Streetscape Standards. He said the site plan needs to show existing water/sewer services, sprinkler, and fire service.

The Director of Planning and Development said this project is an unlisted action under SEQRA. The project is subject to review by the Conservation Advisory Council as it is within the LWRP boundary. The project is not subject to review by the County for GML §239 review.

Mr. Kelly asked for more detail on the bluestone sidewalk.

The Assistant City Engineer said there is bluestone from width of curb past the sidewalk. The current plan shows a resetting of the sidewalk.

Mr. Kelly said it should be reset to the streetscape that exists today and asked if that could be done with the existing material that is there.

Mr. Kelly asked to update the plan to reflect a 3,000 or less Kelvin rating on the exterior lighting plan.

Duane Ware moved to waive a public hearing.
Michael Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

The Board tabled the application to the July 2021 meeting.

Index No. 2021-10

Applicant: Berg + Moss Architects / Chris Berg
Owner: Newburgh SHG 47 LLC
Location: 112 Broadway

SITE PLAN application to convert vacant building into mixed-use with residential (9 units).

The Comment Letters from the City Engineer and Department of Planning and Development were made a matter of record.

Adam Shayanfekr Chris Berg, and Matthew Acocella appeared before the Board.

Mr. Berg gave an overview of the project. He said the project has already been approved by the ARC. The Director of Planning and Development said the project is unlisted under SEQRA. The project not subject to SHPO or DEC review, as no site work being proposed.

The Assistant City Engineer said the City is doing a federal aid-funded project for ADA sidewalk compliance on the Broadway side of the project. The applicant should also update the site plan to reflect water/sewer services, sprinkler and fire service.

Mr. Berg asked for clarification on the grass buffer strip on Chambers Street side of the property. The applicant proposes 3 tree pits along Chamber Street side.

Mr. Kelly said the Chambers Street sidewalk should not be disturbed as it looks recently updated.

The Assistant City Engineer said the 1-foot grass bumper is not in compliance with the Streetscape Standards.

Mr. Kelly and Ms. Ware agreed implementing the Streetscape Standards for consistency.

Richard Rosencrans moved to hold a public hearing.
Alicia Ware seconded the motion.
The motion passed unanimously via roll-call vote.

The Board tabled the application to the July 2021 meeting.

With no further business to discuss, the meeting was adjourned at 9:26 p.m.

Respectfully submitted,

J.K. Gentile
Secretary to the Land Use Boards