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PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, July 20, 2021 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Lisa Daily, Chairperson
Sarah Hooff
Heather Moore
Alicia Ware
Duane Ware

Members Absent: Michael Kelly
Richard Rosencrans

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 7:32 p.m. after confirming a quorum.

APPROVAL OF MINUTES

Minutes of the April 20, 2021 Meeting

Heather Moore moved to approve the April 2021 minutes as submitted.
Alicia Ware seconded the motion.
The motion passed unanimously via roll call vote.

Minutes of the May 18, 2021 Meeting

Alicia Ware moved to approve the May 2021 minutes ting as submitted.
Heather Moore seconded the motion.
The motion passed unanimously via roll call vote.

Minutes of the June 15, 2021 Meeting

Alicia Ware moved to approve the June 2021 minutes as submitted.
Heather Moore seconded the motion.
The motion passed unanimously via roll call vote.

OLD 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 Letter from the City Engineer was made a matter of record.

Adam Shayanfekr, Chris Berg, and Kory Salomone appeared before the Board.

Mr. Berg gave an overview of the proposed revisions.

The Assistant City Engineer requested the final plans to reflect separate fire service water connection, water/sewer service details, and requested applicant increase the turf buffer between the curb and the sidewalk to align with City's streetscape standards.

The Director of Planning and Development had no further comments.

Ms. Hooff asked that the exterior light temperature be no more than a 2700 Kelvin rating.

Alicia Ware moved to declare the Planning Board as lead agency under SEQRA.
Sarah Hooff seconded the motion.
The motion passed unanimously via roll-call vote.

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

Duane Ware moved to accept the Site Plan as submitted, subject to the outstanding comments by the City Engineer, that exterior light temperature be no more than a 2700 Kelvin rating, and the applicant receiving all necessary area variances from the City of Newburgh Zoning Board of Appeals.
Alicia Ware seconded the motion.
The motion passed unanimously via roll-call vote.

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 Letter from the City Engineer was made a matter of record.

Adam Shayanfekr, Chris Berg, and Kory Salomone appeared before the Board.

Mr. Berg gave an overview of the proposed revisions.

The Assistant City Engineer said the Code Compliance Supervisor recognized the abandoned coal chute on site and requested leaving the sidewalk "as is" where permeable pavement was proposed.

The Director of Planning and Development had no further comments.

The Chairperson asked is the apartment on the ground floor is ADA assessable.

Mr. Berg confirmed.

The Chairperson opened the public hearing.

There were no comments from the public.

The Chairperson moved to close the public hearing.
Sarah Hooff seconded the motion.
The motion passed unanimously via roll-call vote.

Alicia Ware moved to declare the Planning Board as lead agency under SEQRA.
Heather Moore seconded the motion.
The motion passed unanimously via roll-call vote.

Heather Moore moved to issue a negative declaration under SEQRA.
Sarah Hooff seconded the motion.
The motion passed unanimously via roll-call vote.

Alicia Ware moved to accept the Site Plan as submitted, subject to the outstanding comments by the City Engineer, and that exterior light temperature be no more than a 2700 Kelvin rating..
Heather Moore seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

Index No. 2021-14

Applicant: Angel Farfan
Owner: Angel Farfan
Location: 25 Fowler Avenue

SITE PLAN to create one parking space in the front yard.

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

Angel Farfan, Mrs. Angelica Farfan, and Angelica Farfan appeared before the Board.

Angelica Farfan gave a brief overview of the proposed project.

The Assistant City Engineer referenced the City Engineer's Comment Letter and asked that privacy slat detail be added to the site plan for the proposed fence.

The Director of Planning and Development had no further comments other than her Comment Letter.

Ms. Hooff recommended using a rigid PVC slat material in a color that matched the house.

Angelica Farfan agreed to include this detail in the final plan.

Ms. Ware asked how close the driveway will be to their neighbor's house.

Angelica Farfan said the proposed driveway will be next to the retaining wall.

Heather Moore moved to waive the public hearing.
Duane Ware seconded the motion.
The motion passed unanimously via roll-call vote.

Duane Ware moved to issue a Type II declaration under SEQRA
Sarah Hooff seconded the motion.
The motion passed unanimously via roll-call vote.

Sarah Hooff moved to accept the Site Plan as submitted, subject to the Comment Letters from the City Engineer and the Director of Planning and Development, and the installation of a rigid PVC slat material through the proposed fence in order to increase screening and in a color that matches the house.
Alicia Ware seconded the motion.
The motion passed unanimously via roll-call vote.

Index No. 2021-15

Applicant: Sims Foster
Owner: Foster Supply Hospitality
Location: 48, 54 and 62 Grand Street

SITE PLAN application to combine the lots and covert the structures on the premises into Hotel and Event Space.

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

Erik Boe, Matthew Milnamow, and Sims Foster appeared before the Board.

Mr. Milnamow gave an overview of the project and proposed design.

Mr. Boe gave an overview of the proposed site improvements. Proposed site improvements included adding a drop-off loop at the hotel entrance, street tree planting, landscaping, up-lighting, entrance stair updates, awnings, building connector installation, installation of pavers and ballads, creating ADA access and parking spaces at the rear, and creating a garden/greenhouse/ outdoor eating space.

The Chairperson asked to explain the building link connector.

Mr. Milnamow said the connector installation is needed to get people from one level of the building to another. The stair tower will be built up, connect over the 5 foot, 5 inch separation between the two buildings now. The front façade will be removed. The building will be extended to the north and the front elevation will be rebuilt.

Ms. Ware asked about the landscaping and recommended paying attention to the size of the trees proposed.

Ms. Hooff asked about the drop off loop.

Mr. Boe said loop with be directional.

The Assistant City Engineer said there is no parking along Grand Street, which allows for enough width for a turnaround.

The Chairperson asked about green space.

Mr. Boe gave the information regarding proposed green areas around the properties.

Ms. Hooff asked if the pavement is permeable.

Mr. Boe said the pavement was not permeable, and the existing pavement will remain.

Ms. Moore asked if there is a need for a traffic study.

Mr. Boe said a study was completed during weekend peak times. The study was submitted for the record.

The Chairperson asked about the exiting skylights in the Masonic Temple.

Mr. Milnamow said they are currently closed and non-functional.

Ms. Hooff asked about the rooftop bar atop the Masonic Temple.

Mr. Milnamow said the roof is currently unable to accommodate the load and needs to be reinforced.

Ms. Ware asked if the buildings contribute to the Historic Register.

The Director of Planning and Development said the buildings do not contribute per the Historic Register but are a part of the East End Historic District.

The Assistant City Engineer highlighted items from the Comment Letter. He said any work in the right-of-way will require a bond. He asked if there was existing fire service in the buildings. He said in the two proposed ADA parking lots there is no safe pedestrian access to the buildings shown.

Mr. Boe said he has a general idea of the location of the fire service valves. They will conduct a scan to see what is there. Mr. Boe said they will reflect pedestrian access in the ADA parking lots.

The Director of Planning and Development highlighted items from the Comment Letter.

She said the action is a Type I action under SEQRA, subject to review by the Conservation Advisory Committee and subject to a GML §239 review. She said there would be a number of other interested agencies for SEQRA purposes.

The Director of Planning and Development referred to Section 300-157 of the Newburgh City Code. She emphasized the criteria that the Planning Board must consider relative to off-street parking considerations.

The Director of Planning and Development asked how many parking spaces are provided on site.

Mr. Boe said there are 59 parking spaces provided on site.

Ms. Hooff said she'd like to see more of the parking area converted into a recreation space/garden area.

The Chairperson said in consideration of the hotel, restaurant and event space, they would need as much on–site parking as possible.

Ms. Ware agreed with the Chairperson.

Heather Moore moved to hold a public hearing.
Sarah Hooff seconded the motion.
The motion passed unanimously via roll-call vote.

Alicia Ware moved to declare the Planning Board as Lead Agency under SEQRA.
Heather Moore seconded the motion.
The motion passed unanimously via roll-call vote.

Index No. 2021-06

Applicant: Nathan Nitwin
Owner: Regional Economic Community Action Program, Inc.
Location: 116 Carson Avenue

SITE PLAN application to convert vacant land into an apartment building with 11 studio units.

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

Nate Litwin, JC Calderon, and Charlie Quinn appeared before the Board.

Mr. Calderon gave an overview of the proposed project.

Mr. Calderon and Mr. Litwin spoke about grading and drainage issues on site. The plan is to provide an outlet for water collection on the South Clark Street side. In the event of overflow from drywells, built up water would flow out underneath the sidewalks for release.

The Assistant City Engineer reiterated the drainage issues at the intersection. He said the land is flat and the applicant will have to work through curb extensions to get water to come around the turn. He requested catch basin details on the plans and bioswale details. He also asked for a fully-detailed landscaping plan, requested a bond for streetscape improvements, and design for an ADA curb ramp at the intersection.

The Director of Planning and Development said the applicant should consider a coordinated review for SEQRA purposes, especially if state agency funding would be used for the project. In that instance, the applicant should submit a Full Environmental Assessment Form, part I.

Ms. Moore asked how many parking spaces are proposed on site.

Mr. Litwin said there are 3 parking spaces total, 1 of which is a handicapped parking space.

The Chairperson said she has concern about screening the parking in front of the building.

Ms. Hooff asked why 11 units were proposed.

Mr. Litwin said 11 units would allow them to qualify for a conditional grant award.

The Chairperson opened the public hearing.

Annette Sanabria spoke against the project and voiced concerns about the drugs and violence in the neighborhood.

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

The Chairperson tabled the application for updated detail and submission of a Full EAF from the applicant.
With no further business to discuss, the meeting was adjourned at 10:07 p.m.

Respectfully submitted,

J.K. Gentile
Secretary to the Land Use Boards