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

Lisa Daily, Chairperson
J.K. Gentile, Secretary
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PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, August 17, 2021 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:	Lisa Daily, Chairperson Michael Kelly Alicia Ware Duane Ware
Members Absent:	Sarah Hooff Heather Moore Richard Rosencrans
Also Present:	Alexandra Church, Director of Planning and Development Jason Morris, City Engineer Jeremy Kaufman, Assistant Corporation Counsel J.K. Gentile, Secretary

The Chairperson called the meeting to order at 7:35 p.m. after confirming a quorum.

APPROVAL OF MINUTES

Minutes of the July 20, 2021 Meeting

Alicia Ware moved to approve the July 2021 minutes as submitted.
Michael Kelly seconded the motion.
The motion passed unanimously via roll call vote.

OLD BUSINESS

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 and Matthew Milnamow appeared before the Board.

Mr. Boe gave a brief overview of the proposed changes. Mr. Boe said the most substantial change to the plans is the landscaping. Mr. Boe presented where planting will be placed on the site.

Mr. Boe said the project was presented and approved by the Conservation Advisory Committee on August 9, 2021.

The City Engineer reviewed concerns addressed in the City Engineer comment letter.

The City Engineer asked if the proposed food truck will be owned by the hotel.

Mr. Boe confirmed and said the food truck will be on site in a semi-permanent basis.

The City Engineer said they would have to show a water and electricity feed detail on the site plan.

The City Engineer asked about waste water from the food truck.

Mr. Boe said they will be no sewer line attached to the truck.

The City Engineer said he met with the Fire Inspector on August 17, 2021. The City proposes a fire hydrant placed at the front of the site, south of the main entrance. He asked the applicant to show the proposed hydrant on the site plan.

The City Engineer asked if the grease trap at the service entrance will be fenced off.

Mr. Boe said it would not be fenced, but there would be signage.

The City Engineer asked to show that on the site plan.

The City Engineer asked for clarification on whether the the generator was natural gas or diesel.

Mr. Kelly asked that the exterior lighting temperatures all measure between 2,700 and 3000 Kelvin, and for a lighting plan in general.

Ms. Ware asked if the landscape architect add more specific planting detail on the site plan.

The Director of Planning and Development said the applicant has responded to concerns addressed at last meeting.

The Chairperson opened the public hearing.

Maureen Halahan spoke in favor of the project.
Fred Watson spoke in favor of the project.
Amanda Dana spoke in favor of the project.
Shawn Ward spoke in favor of the project.
Thomas Dodd spoke in favor of the project.
Lisa Silverstone spoke in favor of the project.
Clark Newman spoke in favor of the project.

Bill Fioravanti spoke in favor of the project.

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

The Assistant Corporation Counsel said there were only 28 days between the July meeting and the August. Thus the Board's lead agency declaration would have to wait until the September meeting.

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 and JC Calderon appeared before the Board.

Mr. Calderon gave an update of the proposed project. Mr. Calderon said the applicant made changes to the proposed curb and met the requirements of the adjacent properties. He said applicant changed the plan and now propose to bring the building closer to the street based on comments made at the last meeting and comments received at the Zoning Board of Appeals meeting. The new building location proposal aligns the building with the other buildings on the street. He said parking was reduced to two off-street spaces, one of them ADA, based on the feedback from the boards and the site considerations

The City Engineer said the applicant's design professionals are working through addressing the existing comments.

The City Engineer asked if the underdrain is being connected to the City sewer system.

Mr. Calderon said it will not be connected to the City system.

The City Engineer asked to eliminate the underdrain from the site plan in that case.

The Director of Planning and Development asked the applicant to correct a few minor errors on the Full EAF and resubmit.

Mr. Kelly asked to clarify that this is a proposed building shift but not a change to the structure.

Mr. Calderon confirmed.

Duane Ware moved to declare the Planning Board's intent to act as lead agency for the project under SEQRA.
Michael Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

NEW BUSINESS

Index No. 2021-11

Applicant: Aaqib Majeed
Owner: Aaqib Majeed
Location: 13 North Plank Road, Lot 1

SITE PLAN application to construct a 3-family residence.

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

Ken Lytle and Aaqib Majeed appeared before the Board.

Mr. Lytle gave an overview of the project.

The Chairperson asked if both buildings are accessible from North Street.

Mr. Lytle said each building will have its own entrance, 1 from North Street and 1 from North Plank Road.

The City Engineer reviewed his comment letter. He requested driveway details on the site plan. He said the water service detail needs to be revised on the site plan. He said the off street parking in the front needs to be screened.

The Director of Planning and Development reviewed her comment letter. She said the project is not subject to review by CAC. The project will need GML §239 review as project is located next to a municipal boundary line. She reviewed the Environmental Assessment Form and archeological sensitivity and bald eagle habitat were triggered. She recommended reaching out to SHPO and DEC for letters regarding potential mitigation.

Mr. Kelly asked to explain the sidewalk detail.

Mr. Lytle said they will create the sidewalk leading out of the driveway and match it to the existing sidewalk in the area.

Mr. Kelly asked if there will be drop concrete across.

Mr. Lytle confirmed.

Mr. Kelly asked if there is walk from the drive or sidewalk to the main egress of the building.

Mr. Lytle said there is no walk planned.

Mr. Kelly asked that the exterior lighting temperatures all measure between 2,700 and 3000 Kelvin
Mr. Kelly asked about the parking screening.

Mr. Lytle said he proposes screening with shrubs.

Mr. Kelly suggested considering providing parking in the rear.

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

Alicia Ware moved to declare the Planning Board's intent to act as lead agency for the project under SEQRA.
Michael Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

<u>Index No. 2021-12</u>

Applicant: Rafiq Majeed
Owner: Rafiq Majeed
Location: 13 North Plank Road, Lot 2

SITE PLAN application to construct a 3-family residence.

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

Ken Lytle and Aaqib Majeed appeared before the Board.

Mr. Lytle gave an overview of project. He said it was similar to Lot 1.

City Engineer reviewed his comment letter. He said the project resembles Lot 1 with the difference being the DOT interest.

The Director of Planning and Development said her comments were similar to the previous application for Lot 1.

The Chairperson asked about the parking screening.

Mr. Lytle said he will use shrubs to mimic Lot 1.

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

Duane Ware moved to declare the Planning Board's intent to act as lead agency for the project under SEQRA.
Michael Kelly seconded the motion.
The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

J.K. Gentile
Secretary to the Land Use Boards