

PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, October 18, 2022 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Lisa Daily, Chairperson
Alicia Ware
Sarah Hooff
Acre Qui

Absent: Weaver Debe
Michael Kelly
Duane Ware

Also Present: Chad Wade, Assistant City Engineer
Jonathan Midler, City Planner
Jeremy Kaufman, Assistant Corporation Counsel
J.K. Gentile, Secretary

The Chairperson called the meeting to order at 7:30 p.m. after confirming a quorum.

APPROVAL OF MINUTES

Minutes of the September 13, 2022 Meeting

Alicia Ware moved to approve the September 2022 minutes as submitted.
Acre Qui seconded the motion.
The motion passed unanimously via roll call vote.

SITE PLAN APPROVAL EXTENSION

Index No. 2021-06

Applicant: J.C. Calderon/Calderon Architecture & Design Studio
Owner: Regional Economic Community Action Program, Inc.
Location: 116 Carson Avenue

SITE PLAN application to construct an Apartment House
Applicant requested a one-year extension of the Site Plan approval.

J.C. Calderon appeared before the Board and gave a status update.

The Planning Board found that no significant changes to the City of Newburgh Master Plan or City Code has occurred since the issuance of the original approval.

Alicia Ware moved to accept the one-year extension of the Site Plan approval.
Acre Qui seconded the motion.
The motion passed unanimously via roll-call vote.

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.

Applicant requested a one-year extension of the Site Plan approval.

The Planning Board found that no significant changes to the City of Newburgh Master Plan or City Code has occurred since the issuance of the original approval.

Sarah Hooff moved to accept the one-year extension of the Site Plan approval.
Alicia Ware seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

Index No. 2022-17

Applicant: Robert Fontaine
Owner: Industrial House LLC & Monica Coronatti
Location: 47 Lander Street

SITE PLAN application to convert the existing two unit residential over vacant store use into a two unit residential over restaurant use for overall mixed use.

The Comment Letters from the City Engineer and the City Planner were made a matter of record.

Robert Fontaine and Chris Berg appeared before the Board.

Chris Berg gave an update of the revisions as suggested by the Planning Board at its September 2022 meeting.

The Assistant City Engineer reviewed his comment letter. He said the City's standard details need to be updated to the latest version and un-edited on the site plan. He said the sidewalk along First Street is not being replaced and does not show the materials required by the Streetscape Standards. He recommended an additional tree planting pit on First Street. He asked to confirm the parking marking is consistent with the DOT standards.

The City Planner reviewed his comment letter. He asked the applicant to observe City landscape standards to protect existing street trees and proposed planting.

DISCUSSION BY THE BOARD

Mr. Qui asked why they choose to plant only two trees on First Street.

Mr. Fontaine said tree roots tend to dig deeply into the ground and he wanted to avoid the potential risk of the water and sewer lines being affected.

The Assistant City Engineer said certain trees with shallow root systems are allowed for planting in the streetscape.

Sarah Hooff moved to accept the Site Plan as submitted, subject to the planting of an additional street tree on First Street, and outstanding City Engineer and City Planner comments.

Acre Qui seconded the motion.

The motion passed unanimously via roll-call vote.

Index No. 2022-06

Applicant: Garfield Bruff

Owner: City of Newburgh

Location: 169 Johnston Street

SITE PLAN application to convert vacant building into five residential units.

The Comment Letters from the City Engineer and the City Planner were made a matter of record.

Garfield Bruff appeared before the Board and gave an update of the revisions as suggested by the Planning Board at its September 2022 meeting.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter. He requested construction details noted on the site plan.

DISCUSSION BY THE BOARD

Mr. Qui said the driveway width is already being maximized at 12 feet.

Ms. Ware agreed and said inclement weather adds an additional challenge to the driveway space.

The Assistant City Engineer said the proposed paved surface is 9 feet wide and the narrowest point between the two buildings is 10 feet.

Alicia Ware moved to issue a negative declaration under SEQRA

Acre Qui seconded the motion.

The motion passed unanimously via roll-call vote.

Sarah Hooff moved to accept the Site Plan as submitted, subject to additional lighting detail, additional bollard details, and outstanding City Engineer and City Planner comments.

Acre Qui seconded the motion.

The motion passed unanimously via roll-call vote.

Index No. 2022-21

Applicant: Eli Vaknin
Owner: Michael Zimet and Mari Rendich
Location: 185 West Street

SITE PLAN application to convert the single-family residence into a two-family residence.

The Comment Letters from the City Engineer and the City Planner were made a matter of record.

Eli Vaknin appeared before the Board and gave an overview of the proposed project.

The Assistant Corporation Counsel asked for confirmation that site work is being proposed for the project.

Mr. Vaknin confirmed.

The City Planner reviewed his comment letter. He said the project is subject to GML §239 review by the County.

The Assistant City Engineer did not submit a comment letter and recommended waiving site plan requirements for this application.

DISCUSSION BY THE BOARD

Ms. Hooff requested landscaping detail and screening of the front facade.

Ms. Ware requested planting detail.

Mr. Qui and the Chairperson agreed.

The Board requested submission of a landscape plan.

Acre Qui moved to waive the public hearing.
Sarah Hooff seconded the motion.
The motion passed unanimously via roll-call vote.

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

The Applicant requested a table of its application to the next meeting.

With no further business to discuss, the meeting adjourned at 8:51 p.m.

Respectfully submitted,

J.K. Gentile
Secretary to the Land Use Boards