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, November 15, 2022 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present:	Lisa Daily, Chairperson
	Weaver Debe
	Sarah Hooff
	Michael Kelly
	Acre Qui
	Alicia Ware
	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 7:29 p.m. after confirming a quorum.

SITE PLAN APPROVAL EXTENSION

Index No. 2021-15

Applicant: Sims Foster (Foster Supply Hospitality)
Owner: Grand Street Newburgh Property Co., LLC
Location: 48, 54 and 62 Grand Street

SITE PLAN application to convert the existing vacant buildings into a boutique hotel with accessory spa & gym facilities, a restaurant, hospitality academy, bars and catering halls (Hotel).

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

Matthew Milnamow 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 approve a one-year extension of the Site Plan approval.
Acre Qui seconded the motion.
The motion passed unanimously via roll-call vote.

OLD BUSINESS

Index No. 2022-08

Applicant: Manuel Zacarias-Gregorio
Owner: Manuel Zacarias-Gregorio
Location: 288 S. William Street

SUBDIVISION application to construct a new three-family dwelling on a vacant lot

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

Floyd Johnson and Manuel Zacarias-Gregorio appeared before the Board.

Mr. Johnson gave an update to the plan since the applicant's last appearance at the July 2022 meeting. He said the project received Zoning Board of Appeals approval in October 2022. He said there is an easement agreement drafted by the applicant's attorney ready for review. He presented the updates made to the site plan.

DISCUSSION BY THE BOARD

The Chairperson asked if the applicant proposed to replace the sidewalk.

Mr. Johnson said they do not have plans to replace the sidewalk. He said they need to move the driveway to align with the curb cut.

The Chairperson asked if there will be two driveways.

Mr. Johnson said they propose to remove the existing driveway and construct a new curb and new driveway.

The City Planner reviewed his comment letter.

The Chairperson asked if the Lot B driveway requires widening to comply with code.

The Assistant City Engineer said it requires the driveway apron width to have an opening of 12 feet at the front property line. The driveway could narrow as it ran deeper into the property, away from the road.

The Assistant City Engineer reviewed his comment letter. He requested locating the existing water main, curb valve and sewer main on the site plan. He requested updates made to the construction detail notes: sidewalk, sewer connections, driveway curb, driveway apron and asphalt remediation and paving details. He requested the building elevation removed from the plan sheet. He requested a separate subdivision plan signed and stamped by a licensed surveyor.

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

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.

The Comment Letter from the Orange County Department of Planning was made a matter of record.

Eli Vaknin appeared before the Board and gave an update of the revisions as suggested by the Board at the October 2022 meeting.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter.

DISCUSSION BY THE BOARD

Alicia Ware moved to accept the Site Plan as submitted, subject to the outstanding City Engineer and City Planner comments.
Sarah Hooff seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

Index No. 2022-23

Applicant: Jonathan Moss / Berg + Moss Architects
Owner: Daniela P. Nilo and Franco V. Nilo
Location: 175 Liberty Street

SUBDIVISION application, including retaining the existing buildnig on one lot, and construction of a four (4) story, residential building on the second lot.

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

Jonathan Moss appeared before the Board and gave an overview of the proposed project.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter.

DISCUSSION BY THE BOARD

The Planning Board scheduled a mandatory public hearing for the December 2022 meeting.

With no further business to discuss, the meeting adjourned at 8:21 p.m.

Respectfully submitted,

J.K. Gentile
Secretary to the Land Use Boards