

CITY OF NEWBURGH
PLANNING BOARD

123 Grand Street, Newburgh, New York 12550

Lisa Daily, Chairperson
J.K. Gentile, Secretary
Phone: (845) 569-7383

PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, December 20, 2022 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Lisa Daily, Chairperson
Weaver Debe
Michael Kelly
Alicia Ware
Duane Ware

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

Absent: Sarah Hooff
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The Chairperson called the meeting to order at 7:33 p.m. after confirming a quorum.

APPROVAL OF MINUTES

Minutes of the October 18, 2022 Meeting

Michael Kelly moved to approve the October 2022 minutes as submitted.
Alicia Ware seconded the motion.
The motion passed unanimously via roll call vote.

Minutes of the November 15, 2022 Meeting

Michael Kelly moved to approve the November 2022 minutes as submitted.
Alicia Ware seconded the motion.
The motion passed unanimously via roll call vote.

OLD BUSINESS

Index No. 2022-03

Applicant: Jonathan Cella
Owner: Sonia Arias
Location: 73 Courtney Avenue

SITE PLAN application to convert a 4-family residence into a 5-family residence.

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

Jonathan Cella and Freddie Arias appeared before the Board.

Mr. Cella gave an overview of the updates made to the proposed project since the September meeting.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter.

Alicia Ware moved to declare the Planning Board as Lead Agency under SEQRA.

Duane Ware seconded the motion.

The motion passed unanimously via roll-call vote.

Duane Ware moved to issue a negative declaration under SEQRA.

Michael Kelly seconded the motion.

The motion passed unanimously via roll-call vote.

Michael Kelly moved to approve the application as submitted subject to City Engineer comments and City Planner comments.

Alicia Ware seconded the motion.

The motion passed unanimously via roll-call vote.

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 building 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 update to the plans since the November meeting.

The City Planner reviewed his comment letter.

The Assistant City Engineer reviewed his comment letter. He requested a signed and sealed survey.

The Chairperson opened the public hearing for comment.

No one was present for or against the application.

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

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

Michael Kelly moved to issue the preliminary plat approval for the proposed subdivision subject to City Engineer comments and City Planner comments.
Alicia Ware seconded the motion.
The motion passed unanimously via roll-call vote.

Index No. 2022-20

Applicant: Jonathan Moss / Berg + Moss Architects
Owner: TiffanyMichelle Design, LLC
Location: 23 Hudson View Terrace

SUBDIVISION application to convert a vacant lot into two parcels and construct a single three-family dwelling on each new parcel.

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

Jonathan Moss appeared before the Board.

The Assistant Corporation Counsel gave a brief overview explaining why the applicant is appearing before the Board for a subdivision request after receiving site plan approval September 20, 2022.

The Assistant City Engineer reviewed his comment letter. He said the common driveway easement is labeled as a “right of way”. He said it should be changed to reflect it is an easement.

The Chairperson opened the public hearing for comment.

Claudia Perretti spoke against the application.
Marilyn Noguera spoke against the application.
Vanessa Quiroga spoke against the application.
Denton Downer spoke against the application.
Bernard Perretti spoke against the application.

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

Michael Kelly moved to issue a Type II declaration under SEQRA.
Weaver Debe seconded the motion.
The motion passed unanimously via roll-call vote.

Michael Kelly moved to issue the preliminary plat approval for the proposed subdivision subject to City Engineer comments and City Planner comments.

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

With no further business to discuss, the meeting adjourned at 8:24 p.m.

Respectfully submitted,

J.K. Gentile
Secretary to the Land Use Boards