

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, November 21, 2023 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Lisa Daily, Chairperson
Weaver Debe
Sarah Hooff
Acre Qui

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

Absent: Alicia Ware
Duane Ware

The Chairperson called the meeting to order at 7:30 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).

The applicant requested a second extension of its Site Plan approval.

The Assistant Corporation Counsel said the applicant received original site plan approval in November 2021, the first site plan approval extension in November 2022 and presents now for a second and final extension request.

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

Sarah Hooff 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. 2023-37

Applicant: James J. Clark
Owner: James J. Clark
Location: 533 Broadway

SITE PLAN application to expand an existing auto repair facility by installing a prefabricated metal garage at the rear yard of the site.

James Clark appeared before the Board.

The Assistant Corporation Counsel said the application was pending Conservation Advisory Council (CAC) review. He referred the Board to the CAC determination letter in the materials packets. He said there were no outstanding questions or concerns expressed by the Planning Board from the last meeting.

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

Sarah Hooff moved to approve the Site Plan application as submitted.
Acre Qui seconded the motion.
The motion passed unanimously via roll-call vote.

Index No. 2023-38

Applicant: Jonathan Moss, R.A./Berg + Moss Architects, P.C.
Owner: Zeqir Hakanjin
Location: 405 Grand Street

SITE PLAN application to convert the existing single-family dwelling to a three-family dwelling.

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

Jonathan Moss appeared before the Board and gave an update on the proposed project. He said they created additional on-site parking spaces in the rear of the property, removed the upper retaining wall and showed gradings in the cross sections of the slope.

The Assistant City Engineer reviewed his comment letter. He suggested the addition of a guardrail at the east end of the driveway to prevent vehicles from accidentally moving past the end of the

driveway and into the structure. He suggested submission of as-built plans once the construction is complete note added to the site plan as referenced in City Code §300-92.

The City Planner reviewed his comment letter. He said the applicant is required to present to the Conservation Advisory Council as the site is located within the LWRP boundary.

DISCUSSION BY THE BOARD

Ms. Hooff asked the applicant to confirm the proposed ground cover for a portion of the landscaping.

Mr. Moss said Dalmatian bellflower.

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

Index No. 2023-14

Applicant: Kenneth Kearney/Kearney Realty & Development Group

Owner: City of Newburgh

Location: 137 Smith Street, 140 & 146 Montgomery Street

SITE PLAN application to construct (2) mixed-use with residential buildings.

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

Sean Kearney and Jamie Loguidice appeared before the Board.

Mr. Kearney gave a brief update on the proposed project. He said they received DEC response regarding no adverse effects on the bald eagle.

Ms. Loguidice said the lighting plan was updated to reflect a color temperature of 2700 Kelvin. She said the landscaping was updated to reflect the Board's comments from the last meeting. She said the applicant has agreed to adopt all of the recommendations from the traffic study. She said their team is working with the City Engineer's office on the curb extensions and road striping.

The Assistant City Engineer reviewed his comment letter. He asked Ms. Loguidice to confirm that the inverts for DMH-3 and DMH-4 be checked against the elevation of the existing storm line along the north side of South Street for potential conflicts. He requested the traffic engineer's suggestions be memorialized on the site plan. He requested "submission of as built plans once the construction is complete" note added to the site plan as referenced in City Code §300-92.

The City Planner reviewed his comment letter. He said the applicant is required to present to the Conservation Advisory Council as the site is located within the LWRP boundary. He recommended the applicant present to the Transportation Advisory Committee for a complete streets review.

Acre Qui moved to issue a negative declaration under SEQRA.
Weaver Debe seconded the motion.
The motion passed unanimously via roll-call vote.

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

Index No. 2022-13

Applicant: Sisha Ortuzar & Erik Cooney
Owner: 191 Washington Street LLC
Location: 191 Washington Street

SITE PLAN application to convert the existing building into a mixed-use residential building and construct a second mixed-use residential building on the same lot.

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

Sisha Ortuzar and Erik Cooney appeared before the Board.

Mr. Ortuzar gave a brief update of the proposed project. He said the stormwater mitigation and bond documents have been submitted for review.

The City Planner reviewed his comment letter. He requested any noise impact mitigation proposed by the applicant's consultant be described on the Environmental Assessment Form.

The Assistant Corporation Counsel asked Mr. Ortuzar if they propose to implement all of the consultant's recommendations.

Mr. Ortuzar confirmed that all recommendations would be incorporated.

The City Planner requested that the notes be placed on the site plan as well as the Environmental Assessment Form.

The Assistant City Engineer reviewed his comment letter.

Mr. Ortuzar commented on the submitted photometrics. He said the street lighting is sufficient enough to address the areas that do not show lighting.

DISCUSSION BY THE BOARD

Ms. Hooff said she agrees with the lighting and planting plans.

Mr. Qui agreed.

The Assistant Corporation Counsel said the submitted site plan index does not match the submitted plan set sheets.

Mr. Ortuzar said they printed out only the updated plan set sheets.

The Assistant City Engineer and the Assistant Corporation Counsel reviewed the digital submission for accuracy of the index.

Mr. Debe asked if a traffic study was required for this application. He said the location of this multiple dwelling proposes the potential for added congestion especially in consideration of the church across the street.

The Assistant City Engineer said a traffic study would not evaluate the existing uses in the surrounding area.

Ms. Hooff said the Zoning Board of Appeals thoroughly reviewed the applicant's parking study over multiple meetings before granting approval.

Mr. Ortuzar added that they modified the parking study numerous times to increase the standard review.

The City Planner said in an earlier meeting the Planning Board discussed the necessity of a submitted parking study and had decided against it.

Sarah Hooff moved to declare the Planning Board as Lead Agency under SEQRA.

Acre Qui seconded the motion.

The motion passed unanimously via roll-call vote.

Sarah Hooff 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 outstanding City Engineer and City Planner comments.

Weaver Debe seconded the motion.

The motion passed unanimously via roll-call vote.

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

Respectfully submitted:

Approved:

J.K. Gentile, Secretary

Lisa Daily, Chairperson