PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, January 16, 2024 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 7:35 p.m. after confirming a quorum.

APPROVAL OF MINUTES

Minutes of the November 21, 2023 Meeting

Acre Qui moved to approve the November 2023 minutes as submitted.
Sarah Hooff seconded the motion.
The motion passed unanimously via roll call vote.

SITE PLAN APPROVAL EXTENSION

Index No. 2022-16

Applicant: Jeff Wilkinson
Owner: 102 Broadway LLC
Location: 102 Broadway

SITE PLAN application to convert a vacant lot into a 4-story new construction (Mixed Use with Residential)

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

The Assistant Corporation Counsel said the applicant received its original site plan approval January 17, 2023.

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. 2023-25

Applicant: John Waters/Dubois Street Associates
Owner: City of Newburgh
Location: 123 Renwick Street

SITE PLAN application to convert a vacant four (4) story building into a mixed-use building.

Index No. 2023-29

Applicant: John Waters/Dubois Street Associates
Owner: City of Newburgh
Location: 123 Renwick Street

SPECIAL USE PERMIT application to convert a vacant four (4) story building into a mixed-use building.

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

Kristine Magliano appeared before the Board and gave a brief update on the proposed project. She said Central Hudson conducted a site visit and the pole and guy wire will be relocated. She said they added point by point foot candles for the fixtures proposed for the parking lot.

DISCUSSION BY THE BOARD

The Assistant City Engineer reviewed his comment letter. He requested the site plan note the retired gas service. He said there is a utility pole and guy wire located above the retaining wall and recommends if it is no longer in service to remove from the site.

The City Planner said he has no new comments.

For Index No. 2023-25

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

For Index No. 2023-29

Sarah Hooff moved to approve the Special Use Permit for two years.
Acre Qui seconded the motion.
The motion passed unanimously via roll-call vote.

Index No. 2024-01

Applicant: Courtney Roberts/Empire Solar Solutions
Owner: Jose E. Mera and Lorena A. Gonzalez
Location: 66 Carson Avenue

SITE PLAN application to convert an existing single-family dwelling to a two-family dwelling.

Courtney Roberts appeared before the Board and gave an overview of the proposed project. She said the conversion had been completed by a contractor who did not follow through with a building permit for the basement unit.

DISCUSSION BY THE BOARD

The Assistant Corporation Counsel asked if there were proposed changes to the building footprint.

Ms. Roberts said no.

The City Engineer had no comments and recommended waiving Site Plan requirements.

The City Planner had no comments.

Acre Qui moved to waive a public hearing for the Site Plan.
Weaver Debe seconded the motion.
The motion passed unanimously via roll-call vote.

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

Sarah Hooff moved to waive the site plan requirements and approve the application as submitted, subject to the Zoning Board of Appeals approval.
Weaver Debe seconded the motion.
The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 7:50 p.m.

Respectfully submitted:

J.K. Gentile, Secretary