

PLANNING BOARD MEETING

The monthly meeting of the City of Newburgh Planning Board was held on Tuesday, December 17, 2024 at 7:30 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Lisa Daily, Chairperson
Weaver Debe
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 7:37 p.m. after confirming a quorum.

OLD BUSINESS

Index No. 2024-14

Applicant: Jake Chai
Owner: Shaw Building L.P.
Location: 24 Johnes Street

SITE PLAN application to convert an existing warehouse building into a mixed-use apartment with 20 dwelling units, retail, food service and gym space. Construct a 5-story apartment complex with 34 dwelling units and a 16-space parking area on the same tax parcel.

The Comment Letters from the City Engineer and City Planner and the New York State Parks, Recreation and Historic Preservation (SHPO) were made a matter of record.

Chris LaPorta and Chris Berg appeared before the Board.

Mr. LaPorta addressed the outstanding comments from the City Engineer's office and the City Planner.

DISCUSSION BY THE BOARD

The Chairperson said she reviewed the concern addressed in the SHPO letter regarding the building height.

Mr. Berg recognized SHPO's concern regarding the building height. He said the applicant is not pursuing any state or federal grants or tax benefits. He said an application is before the

Architecture Review Commission (ARC) and as of recently, the ARC had not relayed concern regarding the building height.

The City Planner reviewed his comment letter. He said the concerns addressed in the SHPO letter are advisory in nature. He said the comments regarding the crosswalk and the bulk zoning table can be addressed at final site plan submission.

The Assistant City Engineer reviewed his comment letter. He said the outstanding comments regarding drawing clean up and the bond estimate can be handled at final site plan submission. He said if the building footprint changes, the site plan will need to be amended.

Duane Ware moved to issue a negative declaration under SEQRA.

Weaver Debe seconded the motion.

The motion passed unanimously via roll-call vote.

Duane Ware 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.

Index No. 2020-09

Applicant: Philippe Pierre

Owner: 104 Washington St., LLC

Location: 104 Washington Street

SITE PLAN AMENDMENT application to construct a four-story, mixed use with residential development.

Philippe Pierre appeared before the Board and gave a review of the updated site plan.

DISCUSSION BY THE BOARD

The City Planner reviewed his comment letter. He asked the Board to review the total number of proposed bicycle parking spaces.

The Board unanimously agreed that six bicycle parking spaces are sufficient.

The Assistant City Engineer reviewed his comment letter. He said the outstanding comments can be addressed as part of a conditional approval if the Planning Board is amenable to that.

Alicia Ware 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.

NEW BUSINESS

Index No. 2024-21

Applicant: Matthew Sorrell/Sorrell Engineering, PLLC
Owner: Dajman Group, Inc.
Location: 45 Liberty Street WH

SITE PLAN application to convert a one-family dwelling to a two-family dwelling.

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

Matthew Sorrell and Amjad Qayyem appeared before the Board.

Mr. Sorrell gave an overview of the proposed project. He said the application is currently pending before the Architectural Review Commission (ARC) and the Zoning Board of Appeals (ZBA) at their January meeting. He said the changes proposed are mostly internal only.

DISCUSSION BY THE BOARD

The City Planner reviewed his comment letter. He said the application requires Conservation Advisory Council (CAC) review and is a Type II action under SEQRA.

The Chairperson asked if tree plantings could be incorporated onto the site plan.

The City Engineer said he would need to review sidewalk spacing.

The City Engineer had no comments and recommended waiving Site Plan requirements based on the current submission. He said the sidewalks are in good condition. He said if the Board recommends street tree plantings, he recommends 40 feet on center with no overhead utility wires and 30 feet on center with overhead utility wires.

Alicia Ware moved to waive a public hearing.
Weaver Debe seconded the motion.
The motion passed unanimously via roll-call vote.

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

The Board requested an updated site plan with street tree plantings.

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

Index No. 2024-22

Applicant: Rafiq Majeed
Owner: Rafiq Majeed
Location: 268 Carpenter Avenue

SITE PLAN application to construct a second-story addition to an existing one-story residence for the purposes of converting the building's use from a single-family residence to a two-family detached residence.

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

Michael Henderson and Aaqib Majeed appeared before the Board.

Mr. Henderson gave an overview of the proposed project.

DISCUSSION BY THE BOARD

The Assistant City Engineer reviewed his comment letter. He recommended the Board discuss landscaping recommendations. He said there are no existing curbs along the street. He said he plans to conduct a site visit to review the status of the existing sidewalks.

The City Planner reviewed his comment letter.

Alicia Ware moved to waive a public hearing.

Weaver Debe seconded the motion.

The motion passed unanimously via roll-call vote.

Alicia Ware moved to issue a Type II declaration under SEQRA.

Weaver Debe seconded the motion.

The motion passed unanimously via roll-call vote.

The Board requested additional details and pictures of existing conditions, sidewalk detail and an elevation drawing of the building and proposed deck.

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

With no further business to discuss, the meeting adjourned at 8:15 p.m.

Respectfully submitted:

J.K. Gentile, Secretary