

PLANNING BOARD MEETING

The City of Newburgh Planning Board meeting was held on Tuesday, February 19, 2019
at the Activity Center, 401 Washington Street, Newburgh, NY 12550

Members Present: Lisa Daily, Chairperson
Alicia Ware
Duane Ware
Heather Moore
Sarah Hooff

Also Present: Alexandra Church, Interim Director of Planning and Development / City
Planner
Jason Morris, City Engineer
Jeremy Kaufman, Assistant Corporation Counsel
Omar Balbuena-Palma, Secretary

The meeting was called at 7:30 p.m. after a quorum was confirmed.

The Chairperson said Argelia Morales recently resigned. She said she was a valuable member of the Planning Board and she will be missed. She thanked her for her service and wished her the best of luck.

APPROVAL OF MINUTES

Ms. Moore moved to approve the minutes of the January board meeting.
Ms. Ware seconded the motion.

The motion carried unanimously.

OLD BUSINESS

Index No. 2019-01

Applicant: J. Isaac & Associates, LLC
Owner: J. Isaac & Associates, LLC
Location: 43 Beacon Street

SITE PLAN Application to convert a two-family dwelling into a three-family dwelling.

The Informational Inspection Report of the Building Inspector and the comment letters of the City Engineer, City Planner and the Conservation Advisory Council ("CAC") were made a matter of record.

DISCUSSION BY THE BOARD

Juwel Isaac appeared before the Board on behalf of the Property Owner, J. Isaac & Associates, LLC, along with Chris Berg, of Berg Moss Architects, Project Architect.

The Project Architect said the intent is to convert the use of the building into a three-family dwelling. He said the site plan was revised to address the comments of the City Engineer. He said the change in use also requires an area variance from the Zoning Board of Appeals (“ZBA”) and an application was submitted to attend the next ZBA meeting on February 26, 2019.

The Assistant Corporation Counsel said the CAC submitted a comment letter for consideration. He said the members should disregard the typo on the address.

The City Planner said she has two comments on the Full EAF but because there is no proposed site work, no further clarification is needed. She said the project is designated as a Type II Action under SEQRA and it is not subject to General Municipal Law §239 (“GML §239”) review by Orange County.

The City Engineer said the City Approval signature block is only required on the first sheet of the plan set, he asked the Applicant to remove the note from the other sheets of the plan set. He asked if the parking area will be paved.

Ms. Isaac confirmed that the parking area will be paved with permeable materials only.

The Project Architect said the area is not entirely paved but they are proposing to pave the parking area with permeable pavers. He said the remnants of the garage will be removed and they are considering expanding the parking area using permeable pavers.

The Assistant Corporation Counsel asked if the garage was already demolished.

The Project Architect said there’s not much left of the garage, only leftover bricks.

The City Engineer said those details must be shown on the site plan. He said per the City of Newburgh Streetscape Standards, a minimum of two trees along Beacon Street and one tree along Liberty Street should also be added to the site plan. He said the Applicant should revise the landscaping details. He said the CAC would be happy the Applicant is using permeable pavers.

The Assistant Corporation Counsel said the Planning Board waived a public hearing at the January 15, 2019 meeting and the Board may vote to declare the action a Type II action under SEQRA and then vote on the application, subject to satisfying the comment letters of the City Engineer, the City Planner, and receiving the appropriate area variances from the ZBA.

Ms. Daily said she is happy to proceed with a vote on the application.

Ms. Ware and Ms. Hooff agreed.

Ms. Moore moved to declare the application a Type II action under SEQRA.

Mr. Ware seconded the motion.

The motion passed unanimously.

Ms. Moore move to approve the Site Plan application subject to the following conditions:

1. The Applicant shall satisfy all comments set forth in the Informational Inspection Report of the Building Inspector, the comment letter of the City Planner and the comment letter of the City Engineer;
2. The Applicant will obtain the appropriate area variances from the ZBA.

Mr. Ware seconded the motion.

The motion passed unanimously via roll-call vote.

NEW BUSINESS

Index No. 2019-02

Applicant: Alvin Moonesar
Owner: VIP Partners LLC
Location: 77 William Street

SITE PLAN Application to construct six (6) commercial units (Shopping Center).

The Informational Inspection Report of the Building Inspector and the comment letters of the City Engineer, and the City Planner were made a matter of record.

DISCUSSION BY THE BOARD

Alvin Moonesar, applicant, appeared before the Board.

Mr. Moonesar said 77 William Street is part of a larger project at 69-79 William Street. He said the intent is redevelop three (3) lots into a mixed-use redevelopment. He gave a brief overview of the project and highlighted the following:

- 69 William Street has an existing three-story building with a connecting one-story building;
- 77 William Street has an existing one-story building shaped like an “L” with an empty lot area in the front;
- 79 William Street has an existing three-story building in the front and an empty lot area in the rear;
- Project will require approval from the ZBA for area variances and the ARC for any exterior work.

He summarized the intent for each of the buildings:

- 69 William Street
 - Add a second story to the existing one-story building at the rear of the lot for a total of four (4) residential units and two commercial unit (Mixed-use with Residential);

- 77 William Street
 - Add a second story to the existing “L” building for a total of six (6) commercial units (Shopping Center);
- 79 William Street
 - Construct a one-story building on the empty lot area for a total of eight (8) residential units and two (2) commercial units (Mixed-use with Residential);

The City Planner said the action is a Type II action under SEQRA and per the Informational Report, site plan approval is required for 77 William Street. She said the project does not require GML §239 review nor a review by the CAC. She said the Applicant should refer to the City Engineer’s comment letter and he has the option to either modify the Full EAF or resubmit a Short EAF.

The City Engineer said the Applicant should submit a separate signed and sealed survey and add the following to the site plan: (1) a zoning bulk table; (2) water and sewer services; (3) trees and general construction details. He said the Applicant should also prepare a Storm Water Pollution Prevention Plan.

The Assistant Corporation Counsel said SEQRA requires the City of Newburgh Land Use Boards to consider the environmental impacts of an entire project/proposal and not just an individual portion of the project that might be before a particular land use board. He said although 69 and 79 William Street are not before the Planning Board, the Planning Board must consider the environmental impacts of the entire project. He said that even considering the entire project, and due to current changes in SEQRA, the project would be considered a Type II action.

Ms. Daily requested pictures of the site. She asked how the renovation of 77 William Street affects the overall project.

The Applicant said he used to work for the YMCA and he has approximately 16 years of experience in community development. He said William Street used to be recognized as the shopping district to visit within the City of Newburgh. He said renovating 77 William Street will help jump start the effort to bring that hub back. He said a second floor will be added to the building for commercial purposes and a community room will be available for use by the public. He said the room may be used to hold large group meetings. He said several other properties he owns on William Street will be renovated later.

Ms. Hooff confirmed the Applicant intends to build on top of the existing garage at 77 William Street.

Ms. Daily said the Board may vote to hold a public hearing. She said it can help spread information about the project.

Ms. Moore said the notices may benefit the Applicant.

The Assistant Corporation Counsel said the Applicant is already scheduled to have a public hearing before the Zoning Board of Appeals on February 26, 2019. He said the surrounding neighbors were already notified about the project. Based on that information, he said the Board may choose to waive the public hearing or schedule it next month.

Ms. Hooff said an additional public hearing would be expensive and time-consuming for the Applicant. She said she is comfortable knowing that the ZBA is already holding a public hearing.

Ms. Hooff moved to waive the public hearing.

Ms. Moore seconded the motion.

The motion passed unanimously.

The Applicant was informed to submit a revised site plan, a revised/short EAF, a Storm Water Pollution Prevention Plan and any pictures of the area in order to be scheduled to attend the next Planning Board meeting on March 19, 2019.

With no further business to discuss, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Omar E. Balbuena-Palma,
Secretary to the Land Use Boards