

Conservation Advisory Council | City of Newburgh, New York

The Heritage Center, 123 Grand St., Newburgh, NY 12550

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Council Members:

Chuck Thomas | Chair

Gail Fulton

Zachary German

Chris Knasiak

Lesly Mejia

Mark Sanchez-Potter



Conservation Advisory Council

Minutes of Meeting

July 1, 2024

6:30 p.m. – Heritage Center

• Roll Call

Present: Chuck Thomas, Chairperson, Zachary German,
Chris Knasiak, Mark Sanchez-Potter (departed at
8:01p.m.)

Excused Absent: Gail Fulton

Unexcused Absent: Lesly Mejia

Also Present: Tallie Carter, Assistant Corporation Counsel
J.K. Gentile, Secretary

Guests: Kathy Lawrence, Elisabeth Balachova,
Ashley Martinez, Michelle Prado

Meeting called to order 6:37p.m.

• Public Comment on Agenda Items

No comment.

• Projects

Site Plan Review

506 Liberty Street

Owner: John Schmidt

Applicant: Chris Berg/Berg + Moss Architects, PC

Site Plan to convert the exiting one-family dwelling to a three-family dwelling.

Chris Berg, R.A. appeared before the Council and gave an overview of the proposed project.

The Chairperson asked the status of the blue stone sidewalks.

Mr. Berg said the owner will maintain what currently exists.

The CAC reviewed the Coastal Assessment Form.

Determination: Project is consistent with the LWRP.

Mark Sanchez-Potter made a motion to accept the Coastal Assessment Form. Zachary German seconded the motion. The motion passed unanimously.

Site Plan Review

24 Johnes Street

Owner: Shaw Building L.P.

Applicant: Chris Berg/Berg + Moss Architects, PC

Site Plan to convert an existing warehouse building into a mixed-use apartment with 20 dwelling units, retail, food service and gym space. Construct a 4-story apartment complex with 34 dwelling units and a 16-space parking area on the same tax parcel. Expansion of an existing bar and cabaret.

Chris Berg, R.A. appeared before the Council and gave an overview of the proposed project.

Mr. Sanchez Potter asked if they propose gas or electric utilities.

Mr. Berg said electric utilities.

Mr. Sanchez Potter asked if the proposed building has the potential to cast a shadow on Washington Headquarters.

Mr. Berg said it will not as it is located farther south.

Mr. Sanchez-Potter asked if they propose to plant trees.

Mr. Berg said yes, every 25 feet on Edward Street. He said they are working on the spacing details along Johnes Street.

The Chairperson asked if they propose to install drainage swales.

Mr. Berg said the engineer is working to install a series of drainage tanks under the parking lot.

The Chairperson asked if the property is located within the combined sewer system.

Mr. Berg said yes, on Johnes Street.

The Chairperson recommended holding as much water on site as possible and utilizing permeable paving.

Mr. Berg agreed and added that tree islands will be placed in the proposed parking lot.

Mr. Sanchez-Potter asked if they propose to maintain the corner green space on Johnes Street.

Mr. Berg confirmed and said they propose gutter leaders that will feed into that corner green space.

The CAC reviewed the Coastal Assessment Form.

Determination: Project is consistent with the LWRP.

The Chairperson made a motion to accept the Coastal Assessment Form.
Mark Sanchez-Potter seconded the motion.
The motion passed unanimously.

Site Plan Review

27 South Water Street

Owner: West Shore Hudson, LLC

Applicant: Kelly Libolt, AICP/KARC Planning Consultants, Inc.

Site Plan to construct a three-story mixed-use commercial space directly adjacent to the existing building on-site; first and second floor restaurant, third floor professional office. In addition, construct a one-story 505 square foot ice cream stand.

Kelly Libolt and Amy Argyrakakis appeared before the Council. Ms. Libolt gave an overview of the proposed project. She said they do not propose

significant excavation on the CSX side, and they propose to replant street trees within the narrow area of the site.

Mr. Sanchez-Potter asked how they will manage the water drainage due to the flat roof.

Ms. Libolt said they propose a system of gutters and scuppers that will expel the water into rain gardens and swales.

Mr. Sanchez-Potter asked if they are working with CSX.

Ms. Libolt confirmed.

The Chairperson asked if the proposed building will obstruct the viewshed.

Ms. Libolt referred to the submitted renderings that illustrated a cross-section view analysis. She said they originally proposed a 5-story building but in consideration of the viewshed, had reduced the proposal to 4-stories. She confirmed the proposed building will not affect the designated viewshed.

Mr. Sanchez-Potter asked how they propose to mitigate potential traffic congestion.

Ms. Libolt said they are working with a traffic consultant.

Mr. Sanchez-Potter asked for the timeline.

Ms. Libolt said Spring 2025 construction.

The Chairperson asked how they propose to screen roof utilities.

Ms. Libolt said the parapet will screen the utilities. She said there are no plans for solar or a rooftop garden.

The CAC reviewed the Coastal Assessment Form.

Determination: Project is consistent with the Waterfront Protection Overlay policy standards.

The Chairperson made a motion to accept the Coastal Assessment Form(CAF) , subject to the correction of question (2) i of the CAF.

Zachary German seconded the motion.

The motion passed unanimously.

- **Environmental Justice Fellows 2024 Program**

Kathy Lawrence welcomed Michelle Prado as she was unable to attend the last CAC meeting.

EJF Michelle Prado's pillar in Environmental Justice is assisting with community engagement, particularly with Newburgh youth.

EJF Ashley Martinez reported on the current work the EJF's are engaged in: Community outreach: community clean-up at Safe Harbors, Washington Street fair, South Middle School breakfast, Juneteenth Celebration at Downing Park; the EJF's have engaged in working with Habitat for Humanity of Greater Newburgh, and are researching PFAS, urban islands and asthma rates within urban communities.

Administration

- Approval of minutes -June 2024
Motion to approve: Chris Knasiak
Motion seconded: Mark Sanchez-Potter
The motion passed unanimously.
- Monthly Financial Report - No new expenses to report.
- Volunteer Hours -tracking and reporting
The secretary sent out the link to the spreadsheet last month. The Chairperson encouraged all members to actively report their hours.
- Training -Tabled.
- 2023 Annual Report
The Chairperson reported he is actively working on the report.
- CAC Website
CAC member response is pending regarding review of the Chairperson's letter of recommended items to be placed back onto the CAC webpage.
- 2025 Budget
The Assistant Corporation Counsel asked the Council to begin preparing their budget requests for 2025 as the CAC budget is due for submission to the Comptroller's office in early August.

New Business

- Information request for the Newburgh landing pier

The Assistant Corporation Counsel reported it is in its final design stage and final presentation is pending.

- City of Newburgh Green Infrastructure Feasibility Report
Recommendations recognized by the report have been implemented into a long-term control plan.
The Council agreed this item can be removed from the agenda.

Old Business

- NYSDEC Urban and Community Forestry Grant -Tabled.
- Shoreline Planting Plan -draft letter -Tabled.
- BOA Open Space Steering Committee -draft letter -Tabled.
- Riversweep Event-May 4, 2024 -The Chairperson gave a brief follow up.
- **On-going Updates**
Sub-Committees:
- Urban Forestry Sub-Committee.

- 1) Spring tree planting plan
- 2) Fall tree planting plan

The Assistant Corporation Counsel reported that tree planting and maintenance plan is pending the Consulting Arborist, Angelo Schemari, MS, role becoming active.

- 3) Ash Tree DEC grant

The Assistant Corporation Counsel reported that a two year follow up from the 14 trees treated in 2022 is pending the Consulting Arborist role becoming active.

- 4) Volunteer report – Tabled.
 - 5) Tree Planting Brochures -Tabled.
- Newburgh Climate Ready

The Assistant Corporation Counsel reported the website development contract will be before the City Council this month, and that she plans to

meet with Mr. German (and Mr. Sanchez-Potter, when available) to begin to move forward with plans.

- DEC Natural Resource Inventory Grant

The City Planner reported: draft narrative requires editing, the public opinion survey is in draft form, and the website content is pending.

The Assistant Corporation Counsel reported she expects to request an extension on the grant given our current work plan status. This can be made at the end of the summer.

- EPA Enhanced Air Quality Monitoring for Communities - No update to report.
- Restoration Advisory Board /Stewart Air National Guard Water Project -No update to report
- LWRP Update – Locally Adopted on 7-10-17 -No update to report.
- Tree Permit -Local Code Revision -No update to report.
- Holtech -Radioactive wastewater -No update to report.

- **Calendar of Upcoming events (webinars, training, community events)**

- 7-03-24 Downing Park Conservancy Meeting
- 7-08-24 City Council Meeting
- 7-09-24 Architectural Review Council Meeting
- 7-12-24 Greater Newburgh Parks Conservancy Stakeholders Meeting
- 7-16-24 Planning Board Meeting
- 7-23-24 Zoning Board of Appeals Meeting
- 7-24-24 ReLeaf Conference in Albany, NY
- 9-13-24 Downing Park Olmsted Network Annual Conference

- **Public comment on general CAC non-agenda items:**

No comment.

Chris Knasiak made Motion to Adjourn

Zachary German seconded.

The motion passed unanimously.

Meeting concluded 8:15 p.m.