

# 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

March 3, 2025

6:30 p.m. – Heritage Center

- **Roll Call**

**Present:**

**Chuck Thomas, Chairperson, Gail Fulton,  
Zachary German, Chris Knasiak, Lesly Mejia (arrived 6:53p.m.),  
Mark Sanchez-Potter (arrived 6:53p.m.)**

**Also Present:**

**Tallie Carter, Assistant Corporation Counsel  
Jonathan Midler, City Planner  
J.K. Gentile, Secretary**

**Guests:**

**Stuart Sachs**

**Meeting called to order 6:32p.m.**

- **Public Comment on Agenda Items**

Stuart Sachs spoke on the implementation of electric vehicle charging stations.

### **Coastal Consistency Review**

The proposed removal of the Quassaick Creek's Walsh Road Dam and related Creek restoration activities.

City Planner memorandum to the NY State Department of State, Coastal Consistency Unit and Riverkeeper was made a matter of record.

City Planner reported submission of a Coastal Consistency Form is pending for CAC review.

### **Site Plan Review -157 Liberty Street**

**Owner:** 157 Liberty Street LLC

**Applicant:** Chris Berg/Fifth Street Architecture

Site Plan application to convert a single-family dwelling to a mixed-use with residential building.

Naomi Hersson-Ringskog appeared before the Council and gave an overview of the proposed project.

The Chairperson recommended a raingarden swale for roof run-off.

Ms. Hersson-Ringskog said they will be complying with the Streetscape Standards and that they propose to add a rain garden in the rear of the property to comply with a stormwater management plan.

The CAC reviewed the Coastal Assessment Form and determined the project will have no significant impact on the environment.

The Chairperson made a motion to accept the Coastal Assessment Form.  
Zachary German seconded the motion.  
The motion passed unanimously.

Determination: Project is consistent with the LWRP.

### **Site Plan Review -640 Broadway**

**Owner:** Emmanuel Popa

**Applicant:** Michael Henderson/A. Hennessy Architects, P.C.

Site Plan application to convert warehouse space to two tenant spaces for the purposes of personal services.

Michael Henderson appeared before the Council and gave an overview of the proposed project.

The Chairperson recommended a raingarden swale or a drywell for roof run-off.

Mr. Henderson agreed and said they will be adding a gutter onto the proposed addition.

Mr. Sanchez-Potter asked if they propose to maintain the same number of parking spaces.

Mr. Henderson said they propose additional parking spaces and that they will be removing the loading dock.

Mr. Sanchez-Potter asked what type of trees are proposed for the site.

Mr. Henderson said city recommended street trees.

The CAC reviewed the Coastal Assessment Form.

Chris Knasiak made a motion to accept the Coastal Assessment Form, subject to water flow mitigation measures.

Gail Fulton seconded the motion.

The motion passed unanimously.

Determination: Project is consistent with the Water Body Protection Overlay.

## **Site Plan Review -10 & 12 Overlook Place**

**Owner:** 10 Overlook Realty Partners LLC

**Applicant:** Eulogio Santiago

Site Plan application to construct a four-family dwelling on vacant land.

William Lugo appeared before the Council and gave an overview of the proposed project.

Mr. Sanchez-Potter asked to confirm that there is a proposed driveway.

Mr. Lugo confirmed, adding it would be a side driveway and 3 rear yard parking spaces.

The Chairperson recommended semi permeable pavers.

Mr. Sanchez-Potter asked if there would be a curb cut.

Mr. Lugo confirmed.

The CAC reviewed the Coastal Assessment Form.

The Board found incorrect answers to 1a, 2i, 3a and 3b, indicated that policy 1 will no longer apply, and 2i needs a comment to policy no.23.

Mark Sanchez-Potter made a motion to accept the Coastal Assessment Form, subject to submission of the discussed corrections.

Chris Knasiak seconded the motion.

The motion passed unanimously.

Determination: Project is consistent with the LWRP.

## **Administration**

- Approval of Minutes -January 2025

Chris Knasiak motion to accept the January Minutes.

Mark Sanchez-Potter seconded the motion.

The motion passed unanimously.

- Monthly Financial Report –No update to report.
- 2025 CAC Budget and Action Plan - The Action Plan is pending draft completion.
- CAC term renewals - The Assistant Corporation Counsel reported that Ms. Fulton is due to re-apply for her position and that there is one open seat available on the Council.
- Volunteer Hours: Tracking and reporting – The Chairperson encouraged all members to report their 2024 and 2025 hours onto the Google tracking sheet.

- Annual Training Status – The Assistant Corporation Counsel will email the link to the 2025 training videos.
- 2023 Annual Report – The Board reviewed the draft version and discussed the missing items: number of events, number of site reviews and total number of volunteer hours.

Mark Sanchez-Potter made a motion to accept the 2023 Annual Report with the discussed additions.

Chris Knasiak seconded the motion.

The motion passed unanimously.

- 2024 Annual Report – The Board reviewed the draft version and discussed the addition of Climate Smart completed work, Restoration Advisory Board /Stewart Air National Guard Water Project meeting attendance, events and number of tree plantings.
- CAC Website – The Board reviewed the draft letter of recommendations.

Mark Sanchez-Potter made a motion to submit the letter of CAC website recommendations to the City Manager.

Gail Fulton seconded the motion.

The motion passed unanimously.

### **New Business**

- Resolution to request the waterfront plan for Con Iron and incinerator/sewer plant areas. Mr. Sanchez-Potter to draft a letter requesting a copy of the plan.
- Quassaick Creek and Schleiermacher Park  
The Chairperson reported that the Quassaick Creek Watershed Alliance (QCWA) proposed a clean-up of the area behind the BP gas station (61 Washington Terrace), yet the abandoned homeless camp is restricting their efforts to do so. He said the QCWA would like the CAC to enlist the city to help with a clean-up effort.

### **Old Business**

- NYSDEC Urban and Community Forestry Grant - The Assistant Corporation Counsel reported that it is being worked on.
- Iroquois Pipeline – Mr. Sanchez-Potter reported that the Department of Environmental Conservation approved the air permits for the Iroquois natural pipeline expansion. The Council agreed to remove this item from the agenda.
- CSX Underpass Beautification Plan – The Assistant Corporation Counsel reported that she will follow up for status.
- National Arbor Day approval – The Assistant Corporation Counsel reported that the City of Newburgh had been named Tree City USA by the Arbor Day Foundation for the 20<sup>th</sup> straight year.

- **On-going Updates**  
**Sub-Committees:**

- Urban Forestry Sub-Committee.

- 1) Recycle Your Christmas Tree Event- Ms. Knasiak reported the event was a success and with the support of the Department of Public Works, 32 citizens mulched their Christmas trees.
- 2) Arbor Day 2025 event- Ms. Knasiak proposed focusing on the N. Plank Road and Carpenter Street gateway as a location to hold an event that includes placing the Tree City sign for the city's 20<sup>th</sup> anniversary and planting two trees.
- 3) Spring Tree Planting- Ms. Knasiak proposed locations on Prospect Street that had been selected by the city arborist in 2024 and tree stewards identified by the Environmental Justice Fellows in 2024.
- 4) Tree planting maintenance- Ms. Knasiak reported that she will identify proposed 2024 arborist tree pit conditions in the coming weeks.

- Newburgh Climate Ready Sub-Committee

“Recommended changes for the CSC Website prior to Go-Live made matter of record.”

Zachary German reviewed the recommended changes with the Council.

Mark Sanchez-Potter made a motion to submit the recommended changes to the website contractor for implementation on the CSC Website.

Chris Knasiak seconded the motion.

The motion passed unanimously.

The Sub-Committee discussed meeting on March 10, 2025 at 6:30p.m.

- DEC Natural Resource Inventory Grant - The Assistant Corporation Counsel reported the City Engineer office and consultants are working on finalizing the narrative, there is no additional work to be completed on the survey and the City Planner and consultants are working on finalizing a website draft for the Executive Office review.
- EPA Enhanced Air Quality Monitoring for Communities – No update to report. The Council agreed to remove from the agenda.
- 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 -The Assistant Corporation Counsel reported the city staff will address the draft, and it will be circulated for review when ready.

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

- 3-10-25 City Council Meeting
- 3-11-25 Architectural Review Council Meeting
- 3-14-25 Greater Newburgh Parks Conservancy Stakeholders Meeting
- 3-18-25 Planning Board Meeting
- 3-24-25 City Council Meeting
- 3-25-25 Zoning Board of Appeals Meeting

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

No comments.

**Mark Sanchez-Potter made Motion to Adjourn  
Chris Knasiak seconded.  
The motion passed unanimously.**

**Meeting concluded 8:19p.m.**