

CITY OF NEWBURGH
PLANNING BOARD

Lisa Daily, Chairperson
Margaret Hall, Secretary

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PLANNING BOARD MEETING, September 16, 2014

The City of Newburgh Planning Board meeting was held on Tuesday, September 16, 2014, in City Hall, Council Chambers, 83 Broadway, Newburgh, New York.

Members Present:

Lisa Daily
Deirdre Glenn
Peter Smith
Dan Stokes
Robert Ingram

Members Absent:

Ramona Monteverde

Also Present:

Michelle Kelson, Corporation Counsel
Jason Morris, City Engineer
Ian MacDougall, City Planner
Steven Hunter, Code Compliance Supervisor

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

SPECIAL PERMIT TO EXPIRE

INDEX NO. 2007-04

SPECIAL PERMIT to operate a Laundromat
Location: 168 Broadway
Applicant: Mr. Mazzella / Tidal Wave Laundry Inc.

Discussion by the Board

- Per the Code Compliance Supervisor, there are no violations on this property and he takes no exception to extending the special permit.
- The applicant did state that business is slow.

Peter Smith moved and Deirdre Glenn second the motion to extend said special permit for a period of two years.

Motion was carried unanimously.

NEW BUSINESS

INDEX NO. 2014-13 CHANGE OF USE AND SITE PLAN for the following of the portions of the building: 1600 sq.ft. Auto Mechanic, 1600 sq.ft. Light Manufacturing and 3000 sq.ft. Retail
Location: 367 Broadway
Applicant: Service Sign Erector Co., represented by Jonathan Cella, P.E.

City Engineer's comments to be made matter of record.

DISCUSSION BY THE BOARD:

- The retail space will be a beer distribution center which is facing Broadway
- The Marble shop will be sales with outdoor storage
- The Auto Mechanic Shop will be parallel to Ann Street.
- There is a fence of the southeast corner of Ann Street.
- The vehicles for Auto Mechanic Shop will be stored inside the building.
- The use of existing signs is still to be addressed.
- Fenced storage spaces to be clarified on the plan.
- Proposed outdoor storage for marble shop reduces available off-street parking and will require a greater variance from the Zoning Board.
- Proposed outdoor storage for marble shop accessory to the retail use and still meets required bulk regulations for rear yard setback.

Peter Smith moved and Deirdre Glenn second the motion to Assume Lead Agency for S.E.Q.R.A.- This is an unlisted action.
The motion was carried unanimously.

OLD BUSINESS

INDEX NO. 2014-03 SITE PLAN
INDEX NO. 2014-04 SPECIAL PERMIT
For an 1800 sq.ft. addition to rear of restaurant for more dining room area. Also proposed a 7390 sq.ft. pavilion to be used for catered events and 105 sq.ft. outdoor bar
LOCATION: 120 Front Street
Applicant: Joseph Bonura

The City Engineer's comments are to be matter of record.

DISCUSSION BY THE BOARD:

- The applicant received approval from the Zoning Board of Appeals at its August 26, 2014 meeting.
- The applicant stated concern in regards to the hours of operation for the restaurant and pavilion.
- The Board discussed that the hours of operation would be for the pavilion.

Peter Smith moved and Dan Stokes moved to approve Index No. 2014-03 for Special Permit for a period of one year, with the condition that alcohol service and music will end at midnight in the outdoor pavilion and bar area and all food service will end at 1:00am in the outdoor pavilion.

The motion was carried unanimously

Peter Smith moved and Deirdre Glenn second the motion to approve Index No. 2014-004 for Site Plan.

The motion was carried unanimously.

INDEX NO. 2014-11 SITE PLAN for a 158,000 sq.ft. Light
Manufacturing Warehouse/Office Building
Location: 5 Scobie Drive

City Engineers comments to be made matter of record.

Discussion by the Board:

- Notice of intent was mailed on 9/13/14
- The building has been downsized to 136,500 sq.ft.
- Change made in the configuration of truck turnarounds
- The slope will be steeper, which the retaining wall will not be needed.
- The Army Corp visited the site in August and will submit a report.
- Applicant to appear at work shop in October.

Meeting adjourned at 9:00 pm

Respectfully submitted

Margaret Hall
Secretary

