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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

NORTHEAST BUSINESS CENTER
(2021-28)

500, 700 & 900 Corporate Boulevard
Section 95; Block 1; Lot 1.22
IB Zone

----- X

SITE PLAN

Date: May 5, 2022
Time: 7:00 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: CONNOR McCORMACK

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 N O R T H E A S T B U S I N E S S C E N T E R

2 CHAIRMAN EWASUTYN: Good
3 evening, ladies and gentlemen. I'd
4 like to welcome you to the Planning
5 Board meeting of the 5th of May 2022.
6 We have nine items on the agenda this
7 evening.

8 At this point we'll call the
9 meeting to order with a roll call
10 vote.

11 MR. GALLI: Present.

12 MS. DeLUCA: Present.

13 MR. MENNERICH: Present.

14 CHAIRMAN EWASUTYN: Present.

15 MR. DOMINICK: Present.

16 MR. WARD: Present.

17 MR. CORDISCO: Dominic
18 Cordisco, Planning Board Attorney.

19 MS. CONERO: Michelle Conero,
20 Stenographer.

21 MR. HINES: Pat Hines with MHE
22 Engineering.

23 MR. CAMPBELL: Jim Campbell,
24 Town of Newburgh Code Compliance.

25 CHAIRMAN EWASUTYN: At this

1 N O R T H E A S T B U S I N E S S C E N T E R

2 point we'll turn the meeting over to
3 Jim Campbell.

4 MR. CAMPBELL: All rise for the
5 Pledge of Allegiance.

6 (Pledge of Allegiance.)

7 MR. CAMPBELL: Please silence
8 your cellphones or turn them off.

9 CHAIRMAN EWASUTYN: Item number 1,
10 Northeast Business Center, project
11 number 21-28. It's a site plan
12 located on Corporate Boulevard in an
13 IB Zone. It's being represented by
14 Connor McCormack with Colliers
15 Engineering & Design.

16 MR. McCORMACK: Good evening
17 everyone, Members of the Board. As
18 we were previously discussing before
19 the meeting, the two items that we're
20 looking to address before this
21 meeting were the flow acceptance
22 letter from the City of Newburgh.
23 That one we still haven't gotten any
24 feedback. Pat Hines' office
25 submitted that on the 11th. I

1 N O R T H E A S T B U S I N E S S C E N T E R

2 followed up as recently as two hours
3 ago and they said they still haven't
4 reviewed it. That's still with --
5 Jason Morris with the City does have
6 it. He just hasn't gotten to it yet.

7 The other item is the ARB
8 approval. Speaking to the client,
9 they don't have a final end user in
10 place right now. It's right now a
11 building on spec. With the idea that
12 a conditional approval would make it
13 more marketable, easier to attract an
14 end user, they were hoping that the
15 ARB approval is something that could
16 be moved to a condition of approval,
17 and then we can come back to the
18 Board at that time, when we have an
19 end user and we have the final
20 architecturals, with the idea being
21 that when we did get an end user,
22 we'd have to come back for the
23 building that they would want anyway.
24 I don't know if that is something
25 that the Board would be okay with.

1 N O R T H E A S T B U S I N E S S C E N T E R

2 CHAIRMAN EWASUTYN: Pat Hines,
3 have we offered that in the past?

4 MR. HINES: We sent the City of
5 Newburgh flow acceptance request on
6 April 11th and we haven't heard back.
7 I have checked in, as well as Connor
8 has, and they are awaiting that.

9 The ARB issue, we have deferred
10 ARB in the past. It just requires a
11 return to the Board for ARB approval.

12 We can't take any action
13 tonight based on the intermunicipal
14 agreement between the City and the
15 Town. No approvals can be granted
16 until the City has signed off on the
17 project.

18 CHAIRMAN EWASUTYN: Would the
19 Board be in favor of rescheduling
20 this for the meeting of the 19th of
21 this month?

22 MR. GALLI: Yes.

23 MS. DeLUCA: Yes.

24 MR. MENNERICH: Yes.

25 CHAIRMAN EWASUTYN: Yes.

1 N O R T H E A S T B U S I N E S S C E N T E R

2 MR. DOMINICK: Yes.

3 MR. WARD: Yes.

4 MR. GALLI: So moved.

5 CHAIRMAN EWASUTYN: I have a
6 motion made by Frank Galli. Would
7 someone second it?

8 MR. DOMINICK: Second.

9 CHAIRMAN EWASUTYN: It's
10 seconded by Dave Dominick. May I
11 please have a roll call vote.

12 MR. GALLI: Aye.

13 MS. DeLUCA: Aye.

14 MR. MENNERICH: Aye.

15 CHAIRMAN EWASUTYN: Aye.

16 MR. DOMINICK: Aye.

17 MR. WARD: Aye.

18 MR. McCORMACK: Thank you.

19

20 (Time noted: 7:04 p.m.)

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N O R T H E A S T B U S I N E S S C E N T E R

C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do
hereby certify:

That hereinbefore set forth is a true
record of the proceedings.

I further certify that I am not
related to any of the parties to this
proceeding by blood or by marriage and that
I am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 12th day of May 2022.

Michelle Conero

MICHELLE CONERO

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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

GOLD'S GYM
(2022-07)

15 Racquet Road
Section 85; Block 1; Lot 26.21
IB Zone

----- X

AMENDED SITE PLAN

Date: May 5, 2022
Time: 7:04 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: JAY DIESING

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 GOLD'S GYM

2 CHAIRMAN EWASUTYN: Item number 2,
3 Gold's Gym. It's an amended site
4 plan. It's located on 15 Racquet
5 Road in an IB Zone. It's being
6 represented by Mauri Architects.

7 MR. DIESING: Good evening,
8 folks. I'm Jay Diesing with Mauri
9 Architects. We met at the April 7th
10 Planning Board meeting. I presented
11 the project.

12 Basically we're adding a small
13 chiropractic suite within the
14 existing Gold's Gym building. It's
15 about 800 square feet. There are no
16 physical changes to the site or the
17 building itself. We're only adding a
18 small sign outside. We're in
19 compliance with all the bulk zoning
20 regulations.

21 At the last meeting we were
22 requested to send adjoining notices to
23 the neighbors which we have done. I
24 have the affidavit that we submitted
25 back to the Town, or to the Planning

1 G O L D ' S G Y M

2 Board for that.

3 There were a few questions that
4 the Board raised at the last meeting,
5 so I just wanted to touch on those.
6 The first question was hours of
7 operation. We talked about that a
8 little bit. The chiropractic suite
9 will be open not the full hours that
10 the gym is open. Probably something
11 in the neighborhood of 7 or 8 in the
12 morning until 7 or 8 at night.

13 We discussed the type of
14 services that would be offered here.
15 The Gold's Gym has indicated that it
16 will be just chiropractic services.
17 There will be maybe some nutritional
18 counseling, but nothing other than
19 that. Someone raised the question
20 about massages happening in this
21 suite. That won't be happening.
22 That is something that Gold's does
23 offer. They said they've done that
24 for a long time and occasionally
25 advertise it. I think that's maybe

1 GOLD'S GYM

2 what somebody had seen. There won't
3 be any of that taking place in the
4 chiropractic suite.

5 That was basically it. So
6 that's kind of a recap of what we
7 talked about last time. I look
8 forward to any other questions you
9 might have.

10 CHAIRMAN EWASUTYN: Are there
11 any questions from anybody?

12 MR. WARD: No.

13 CHAIRMAN EWASUTYN: Pat Hines?

14 MR. HINES: We have nothing
15 outstanding. The adjoiners notices
16 have been submitted.

17 There are no site improvements
18 whatsoever.

19 There's no need for any
20 securities or inspection fees.

21 CHAIRMAN EWASUTYN: Dominic
22 Cordisco, can you give us the
23 conditions for approval?

24 MR. CORDISCO: Yes. As the
25 Board should also be aware, the

1 GOLD'S GYM

2 public hearing was previously waived.

3 This is also a Type 2 action
4 under SEQRA, so there's no further
5 compliance or issues there.

6 As Mr. Hines mentioned, there's
7 no special conditions associated with
8 this project other than the Board's
9 standard conditions which includes a
10 narrative regarding the limitation of
11 use, the use will be restricted to
12 what's shown on the application
13 plans. If there's ever a desire to
14 change the use to something that's
15 completely unrelated, then it would
16 require return to the Board.

17 You're also required to submit
18 final copies of stamped plans to the
19 Board for review by the Building
20 Department and the Planning Board
21 Engineer to make sure that they are
22 in final form.

23 Of course the application and
24 the approval is further conditioned
25 on the applicant providing proof in

1 G O L D ' S G Y M

2 writing that all fees have been paid.

3 CHAIRMAN EWASUTYN: Okay.

4 Having heard the conditions of
5 approval for the amended site plan
6 for Gold's Gym, would someone please
7 move for a motion for that.

8 MR. MENNERICH: So moved.

9 CHAIRMAN EWASUTYN: I have a
10 motion by Ken Mennerich. Is there a
11 second?

12 MS. DeLUCA: Second.

13 CHAIRMAN EWASUTYN: I have a
14 second by Stephanie DeLuca. Can I
15 please have a roll call vote starting
16 with Frank Galli.

17 MR. GALLI: Aye.

18 MS. DeLUCA: Aye.

19 MR. MENNERICH: Aye.

20 CHAIRMAN EWASUTYN: Aye.

21 MR. DOMINICK: Aye.

22 MR. WARD: Aye.

23 MR. DIESING: Great. Thank you
24 very much.

25

1 G O L D ' S G Y M

2 (Time noted: 7:09 p.m.)

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1 GOLD'S GYM

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C E R T I F I C A T I O N

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6 I, MICHELLE CONERO, a Notary Public
7 for and within the State of New York, do
8 hereby certify:

9 That hereinbefore set forth is a true
10 record of the proceedings.

11 I further certify that I am not
12 related to any of the parties to this
13 proceeding by blood or by marriage and that
14 I am in no way interested in the outcome of
15 this matter.

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 12th day of May 2022.

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Michelle Conero

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MICHELLE CONERO

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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

HEALTH FIRST
(2022-08)

52 Route 17K
Section 97; Block 2; Lot 7.22
IB Zone

----- X

SITE PLAN

Date: May 5, 2022
Time: 7:09 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: JOE BASTONE

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 HEALTH FIRST

2 CHAIRMAN EWASUTYN: Item number
3 3 is Health First. It's a site plan
4 located on Route 17K in an IB Zone.
5 It's being represented by TPG
6 Architecture.

7 MR. BASTONE: Good evening,
8 everyone. Joe Bastone from
9 Metropolis Group. Tom Basset is an
10 associate from the client. We're
11 here again following up from our
12 previous meeting.

13 We did send out the adjoining
14 notices as required.

15 We're here hopefully for Orange
16 County approval and moving the
17 project forward to submission to the
18 Building Department.

19 CHAIRMAN EWASUTYN: Pat Hines,
20 you received the 239?

21 MR. HINES: I did. Got off the
22 press at 3:30 today. We received the
23 County 239 review with a Local
24 determination and no advisory
25 comments. That takes care of that.

1 HEALTH FIRST

2 We did confirm the adjoiners
3 notice. This, similar to the
4 previous project, has no exterior
5 site construction, no securities,
6 stormwater or inspection fees
7 required. It's just an in-fill of
8 what used to be the Radio Shack store
9 at the Target plaza.

10 CHAIRMAN EWASUTYN: Do any
11 Members of the Board have any
12 questions or comments?

13 MR. GALLI: No additional.

14 MS. DeLUCA: Just one. Just to
15 refresh my memory, your hours of
16 operation are?

17 MR. BASTONE: 9 to 5, six days.

18 MS. DeLUCA: Thank you.

19 CHAIRMAN EWASUTYN: Jim
20 Campbell, do you have anything to
21 add?

22 MR. CAMPBELL: Nothing to add.

23 CHAIRMAN EWASUTYN: Dominic
24 Cordisco, Planning Board Attorney,
25 can we have the conditions of

1 HEALTH FIRST

2 approval for the resolution?

3 MR. CORDISCO: Yes. Similar to
4 the last application, the conditions
5 would be the general conditions as
6 there are no special conditions for
7 this application. That would include
8 submitting the necessary copies to
9 the Building Department for stamping
10 and proof that all fees and escrow
11 deposits have been made.

12 CHAIRMAN EWASUTYN: Okay. Easy
13 enough. Would someone move for a
14 motion then to approve Health First
15 subject to that.

16 MR. WARD: So moved.

17 MR. DOMINICK: Second.

18 CHAIRMAN EWASUTYN: I have a
19 motion by John Ward. I have a second
20 by Dave Dominick. Can I have a roll
21 call vote starting with Frank Galli.

22 MR. GALLI: Aye.

23 MS. DeLUCA: Aye.

24 MR. MENNERICH: Aye.

25 CHAIRMAN EWASUTYN: Aye.

1 HEALTH FIRST

2 MR. DOMINICK: Aye.

3 MR. WARD: Aye.

4 CHAIRMAN EWASUTYN: Congratulations.

5 MR. BASTONE: Thank you very
6 much everyone. We'll wait for the
7 letter to go from the Board to the
8 Building Department and then we can
9 submit for our construction permit,
10 or can we --

11 CHAIRMAN EWASUTYN: Do you want
12 to explain that?

13 MR. HINES: I will issue a
14 sign-off letter. Since there are no
15 changes, we can do that fairly
16 rapidly on the plans we have. Once
17 the Chairman receives that, you can
18 coordinate with him the plans to
19 sign. We're going to kind of have to
20 figure out what plan we're signing.
21 I only have architecturals because
22 there's been no site plan submitted.
23 It will probably be those
24 architecturals that you submitted
25 that we'll stamp.

1 HEALTH FIRST

2 MR. BASTONE: Okay.

3 MR. HINES: If you want to
4 coordinate with my office early next
5 week, we can get it done.

6 MR. BASTONE: Okay. Wonderful.
7 Thank you.

8 MR. HINES: I have a copy of
9 the County approval for your file,
10 also.

11 MR. BASTONE: Great. Thank
12 you.

13

14 (Time noted: 7:14 p.m.)

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1 HEALTH FIRST

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C E R T I F I C A T I O N

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5 I, MICHELLE CONERO, a Notary Public
6 for and within the State of New York, do
7 hereby certify:

8 That hereinbefore set forth is a true
9 record of the proceedings.

10 I further certify that I am not
11 related to any of the parties to this
12 proceeding by blood or by marriage and that
13 I am in no way interested in the outcome of
14 this matter.

15 IN WITNESS WHEREOF, I have hereunto
16 set my hand this 12th day of May 2022.

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Michelle Conero

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MICHELLE CONERO

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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

IRON CHEF
(2022-09)

101 North Plank Road
Section 75; Block 1; Lot 8
B Zone

----- X

INITIAL APPEARANCE
AMENDED SITE PLAN

Date: May 5, 2022
Time: 7:14 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: STEVEN BURNS

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 I R O N C H E F

2 CHAIRMAN EWASUTYN: Item number 4,
3 Iron Chef. It's an initial
4 appearance for an amended site plan.
5 It's located in the B Zone and it's
6 being represented by Burns
7 Engineering Services.

8 MR. BURNS: Good evening. I'm
9 Steven Burns. I represent the Chen
10 Group, LLC. Mr. Chen is with me this
11 evening. They're the owner of Iron
12 Chef which is an Asian fusion
13 restaurant located at 101 North Plank
14 Road, New York State Route 32 in the
15 Town.

16 The applicant would like to
17 expand the existing restaurant. It
18 currently has a couple of hibachi
19 tables, a dining area and a bar.
20 They would like to add just under
21 1,500 square feet, four hibachi
22 tables, a bar and some more dining
23 area. This area is going to go over
24 top of what exists as a dilapidated
25 outside deck right now.

1 I R O N C H E F

2 The finishes are going to match
3 -- are proposed to match the existing
4 with stone tiles on the outside.
5 This is the addition right here.
6 This is the existing restaurant and
7 this is -- the addition is in the
8 rear of the building. The site plan,
9 the addition is right in this area.
10 This is the existing building.

11 I've delineated 49 parking
12 spots in the parking area and put in
13 some traffic areas to direct traffic
14 on what directions are allowed.
15 That's all proposed as part of the
16 addition, as well as we will address
17 the -- Mr. Hines' office has
18 requested that we address, you know,
19 cleaning up the site a little bit.

20 We do have a plan for a refuse
21 enclosure on the north side of the
22 building to clean up that issue.

23 Also, we're going to address
24 the pavement. If you've been through
25 there, it's a little bit -- the

1 I R O N C H E F

2 current pavement situation is a
3 little bit rough in the parking lot.

4 CHAIRMAN EWASUTYN: Do any
5 Board Members have comments?

6 MR. GALLI: I just have one
7 comment, besides the driveway being
8 cleaned up. Does anybody live
9 upstairs?

10 MR. BURNS: Does anybody live
11 upstairs, in the apartment upstairs
12 from the restaurant?

13 MR. CHEN: No. There is
14 storage.

15 MR. GALLI: Storage?

16 MR. CHEN: Yeah, storage.

17 MR. DOMINICK: And your name
18 for the record?

19 MR. BURNS: What's your name?

20 MR. CHEN: Chau Chen. You can
21 call me David. Dave Chen.

22 MR. GALLI: That's all, John.

23 CHAIRMAN EWASUTYN: Anyone
24 else?

25 MR. DOMINICK: You mentioned

1 I R O N C H E F

2 you were going to clean up the
3 parking lot. Can you elaborate
4 further on what that plan is?

5 MR. BURNS: We don't have a
6 definite plan at this point. The
7 plan was to delineate the parking
8 lot. Currently there really isn't
9 much for delineation. You know, at
10 this point I just got the comments
11 today so I haven't really addressed
12 what exactly we're going to do,
13 whether we're going to take all the
14 pavement up or patch -- or take up
15 sections and patch what needs to be
16 repaired.

17 MR. HINES: It's already very
18 patchwork.

19 MR. BURNS: It will probably
20 need a bit of work.

21 MR. HINES: I think I would
22 suggest to the Board that an overlay
23 would be appropriate to -- you know,
24 truly level it and then overlay it
25 would probably be appropriate. It

1 I R O N C H E F

2 really has gone under numerous
3 patched repairs in the past and it's
4 obvious.

5 MR. BURNS: Okay.

6 MR. DOMINICK: I was going to
7 suggest that. Also to stripe the
8 entire parking lot --

9 MR. BURNS: Yes.

10 MR. DOMINICK: -- as well for
11 parking. You used the word
12 delapidated to describe what the deck
13 was. We can also use that term for
14 the parking lot. You're making this
15 great improvement here, and putting a
16 nice parking lot in would just add to
17 all the money you're investing in it
18 to make it a really nice facility.

19 MR. BURNS: Agreed.

20 CHAIRMAN EWASUTYN: When you
21 say overlay, I don't know what that
22 means. Do you overlay it with a
23 certain thickness?

24 MR. HINES: Yeah. The
25 condition of the parking -- it's

1 I R O N C H E F

2 going to need a true leveling. There
3 are large -- it's just kind of wavy
4 and it has some ponded areas on there
5 that will need to be filled in. I'll
6 leave it to the applicant's
7 representatives to come up with a
8 thickness of the overlay based on
9 that.

10 MR. BURNS: Okay.

11 MR. HINES: It's pretty obvious
12 to even the casual observer that
13 there are some issues with the
14 parking.

15 MR. BURNS: I think that the
16 past owner, when they built the
17 parking lot, that they maybe not have
18 stumped it.

19 MR. HINES: Done it in pieces.

20 CHAIRMAN EWASUTYN: Jim
21 Campbell, do you have any comments?

22 MR. CAMPBELL: No comments, no.

23 MR. HINES: The project is
24 located on a State highway so a
25 County Planning submission will be

1 I R O N C H E F

2 required.

3 We will also notify the DOT.
4 They're not changing the access
5 drive, but we regularly notify DOT
6 about projects along their highways.

7 The increased hydraulic loading
8 from this site needs to be addressed.
9 We need a City of Newburgh flow
10 acceptance letter for that increased
11 hydraulic loading based on that, the
12 DEC published hydraulic loading.

13 The site has an existing
14 deficient side yard on what I think
15 is the north side of the site. While
16 the project is here for an amended
17 site plan, it loses that protection
18 and will have to be referred to the
19 ZBA to address that side yard. It's
20 13.5 feet existing where 15 feet is
21 required.

22 We're looking for -- you gave
23 us the number of parking spots, but
24 we need a calculation based on the
25 Town Code identifying the number

1 I R O N C H E F

2 required. I do know you gave us the
3 47 number.

4 MR. BURNS: Yes. I couldn't
5 find
6 an actual requirement for a restaurant.

7 MR. HINES: So then the code
8 says to go to the ITE or some other
9 industry standard.

10 MR. BURNS: Okay.

11 MR. HINES: If you have a
12 question, the Town does have a
13 Traffic Consultant, Ken Wersted, from
14 Creighton, Manning. I can get you
15 his contact information and he can
16 help you with that number.

17 We talked about the condition
18 of the parking lot. Newburgh has a
19 standard two -- a striping detail for
20 parking spots. That's a double line.
21 I can provide you with that detail as
22 well so that it meets the
23 requirement.

24 The dumpster enclosure. There
25 appears to be a dumpster enclosure

1 I R O N C H E F

2 under construction. I believe a stop
3 work order may have been issued. Is
4 that the one you're proposing?

5 MR. BURNS: Yes.

6 MR. HINES: I was there today.
7 The dumpsters are the ones where the
8 truck picks them up from the front
9 and dumps them. Where that dumpster
10 is proposed, the truck is not going
11 to get in there. I think we need to
12 take a look at where that dumpster
13 enclosure is going to go on the site
14 and get a detail and figure out where
15 that works. The dumpsters are
16 currently where you're showing two
17 handicap parking spots.

18 MR. BURNS: Yes. The thing is
19 that there's a handicap entrance
20 which is located right there.
21 They'll have to be relocated in order
22 to get the handicap parking spots as
23 close as we can.

24 MR. HINES: The dumpsters may
25 function better in the rear of the

1 I R O N C H E F

2 site. It's a little tight on the
3 side there. It's probably good that
4 you didn't finish that dumpster
5 enclosure because I don't think the
6 trucks would be able to access the
7 dumpsters if they were in there.
8 We'll look to get a dumpster
9 enclosure detail and the location on
10 the site.

11 MR. BURNS: Okay.

12 CHAIRMAN EWASUTYN: At this
13 point we'll turn the meeting over to
14 Dominic Cordisco to discuss the
15 referral letter to the Zoning Board
16 of Appeals.

17 MR. CORDISCO: Yes. At this
18 point it would be appropriate for the
19 Board to consider making a referral
20 and authorizing me to prepare the
21 letter regarding the deficient
22 existing side yard setback on the
23 north side of the site, 13.5 feet
24 exists where 15 feet is required. I
25 would recommend that the Board

1 I R O N C H E F

2 authorize me to make that referral
3 letter at this time.

4 I would also suggest that
5 there's no need to take any SEQRA
6 action, such as declaring lead
7 agency, at this point. I'm not aware
8 of any other involved agency besides
9 the Zoning Board of Appeals. This
10 appears to be an Unlisted action
11 which would not require a coordinated
12 review. That would mean that the
13 Zoning Board would be free to
14 entertain the application and
15 consider it without having to wait
16 for the Planning Board to complete a
17 coordinated review under SEQRA.

18 MR. HINES: Dominic, would it
19 be a Type 2 possibly, commercial,
20 less than 4,000?

21 MR. CORDISCO: It could be.

22 CHAIRMAN EWASUTYN: So would
23 someone move for a motion for Dominic
24 Cordisco to prepare the referral
25 letter to the Zoning Board of

1 I R O N C H E F

2 Appeals?

3 MR. WARD: So moved.

4 MR. GALLI: Second.

5 CHAIRMAN EWASUTYN: I have a
6 motion by John Ward. I have a second
7 by Frank Galli. Could I have a roll
8 call vote.

9 MR. GALLI: Aye.

10 MS. DeLUCA: Aye.

11 MR. MENNERICH: Aye.

12 CHAIRMAN EWASUTYN: Aye.

13 MR. DOMINICK: Aye.

14 MR. WARD: Aye.

15 CHAIRMAN EWASUTYN: So at this
16 point we'll also do the adjoiners
17 notice?

18 MR. HINES: Yes. The Town of
19 Newburgh has a process where there's
20 a requirement, after your first
21 appearance before this Board, to
22 notify all properties within 500
23 feet. We call it an adjoiners
24 notice. It gives them notification
25 that this project is before the

1 I R O N C H E F

2 Board. I'll prepare that adjoiners
3 notice and I'll get you the list of
4 names for the mailing from the
5 assessor. I provide that to your
6 office and you stamp, stuff, address
7 the envelopes and coordinate with the
8 personnel office in the Town. They
9 will physically mail them. It saves
10 on the certified mailing.

11 MR. BURNS: Okay.

12 MR. HINES: As I prepare those
13 documents, I'll work with your office
14 to get them to you and go through the
15 process.

16 MR. BURNS: Sounds good.

17 CHAIRMAN EWASUTYN: Is it the
18 proper time to refer this to the
19 Orange County Planning Department?

20 MR. HINES: They do have to go
21 to the ZBA. The ZBA does have to
22 refer it. We may want to wait for it
23 to return from there.

24 CHAIRMAN EWASUTYN: Thank you.

25 MR. BURNS: Thank you. Have a

1 I R O N C H E F

2 good night.

3

4 (Time noted: 7:20 p.m.)

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1 I R O N C H E F

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C E R T I F I C A T I O N

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6 I, MICHELLE CONERO, a Notary Public
7 for and within the State of New York, do
8 hereby certify:

9 That hereinbefore set forth is a true
10 record of the proceedings.

11 I further certify that I am not
12 related to any of the parties to this
13 proceeding by blood or by marriage and that
14 I am in no way interested in the outcome of
15 this matter.

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 12th day of May 2022.

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Michelle Conero

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MICHELLE CONERO

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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

NEWBURGH COMMERCE CENTER/SCANNELL
(2021-21)

124 Route 17K
Section 95; Block 1; Lot 58
IB Zone

----- X

SITE PLAN & ARB

Date: May 5, 2022
Time: 7:20 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: MARK WILSON &
CHUCK UTSCHIG

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 CHAIRMAN EWASUTYN: Item number 5,
3 Newburgh Commerce Center. It's a
4 site plan located on Route 17K in an
5 IB Zone. It's being represented by
6 --

7 MR. WILSON: Mark Wilson from
8 Scannell Properties.

9 Wonderful. Thank you,
10 Mr. Chairman. Like I said, my name
11 is Mark Wilson, Scannell Properties.
12 I'm here tonight with our attorney,
13 Charlie Gottlieb, and our civil
14 engineer, Chuck Utschig.

15 The last time we were in front
16 of the Board was on April 21st. If
17 you can remember back to that
18 meeting, we had four goals of that
19 meeting which were to close the
20 public hearing on the site plan, to
21 amend our clearing and grading permit
22 to include grading, the third being
23 to obtain approval from the
24 Architectural Review Board, and the
25 fourth being conditional site plan

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 approval. We were able to walk away
3 with three out of those four
4 approvals, but we weren't able to
5 obtain the conditional site plan
6 approval with the biggest hurdle
7 being we were missing the sewer flow
8 acceptance letter from the City of
9 Newburgh. An update. We were able
10 to get the sewer flow acceptance
11 letter from the City of Newburgh this
12 afternoon, which brings us here in
13 front of you guys this evening.

14 We would like to ask the
15 Planning Board if they're ready to
16 issue conditional site plan approval.

17 CHAIRMAN EWASUTYN: Have we
18 received the letter that Mark is
19 referring to?

20 MR. HINES: We have. Just
21 before I left my office today to come
22 here, we received the City of
23 Newburgh flow acceptance letter which
24 we had submitted previously to the
25 City. I will note that the City,

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 when they received this letter,
3 didn't ask for a copy of the
4 stormwater pollution prevention plan
5 which my office provided them on
6 April 15th. The letter does advise
7 that the City will be issuing a
8 comment letter on the stormwater
9 impacts which we've seen before where
10 the City often asks that the
11 applicant limit the use of ice
12 control, salt and that kind of
13 material. We would ask the applicant
14 to cooperate with the City of
15 Newburgh should they have any
16 comments such as that. The letter
17 has been received and the Board is in
18 a position to act on the final
19 approval which it couldn't do before
20 without the letter in hand.

21 CHAIRMAN EWASUTYN: Jim
22 Campbell, do you have any comments?

23 MR. CAMPBELL: No additional
24 comments.

25 CHAIRMAN EWASUTYN: Are there

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 any comments from Board Members?

3 MR. GALLI: No additional.

4 MS. DeLUCA: No additional.

5 MR. DOMINICK: No.

6 MR. HINES: If the Board was
7 looking to entertain a final, there
8 would be conditions of approval
9 regarding the stormwater facilities
10 maintenance agreement, the securities
11 for stormwater management and
12 stormwater inspection fees, security
13 for landscaping and landscaping
14 inspection fees.

15 A DOT permit is required for
16 the access. Currently the applicant
17 has an application in to the DOT and
18 we don't have final approval. The
19 DOT did have comments on the two
20 exiting routes.

21 The plans currently show that
22 two-exit route arrangement. Should
23 that change, the project would have
24 to come back to the Board for
25 modifications.

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 Health Department approval for
3 the water main extension is
4 outstanding.

5 There is a possibility of a
6 need for a DEC Article 15 stream
7 disturbance permit, which the
8 applicant is working with the DEC on
9 now to make a jurisdictional
10 determination on that.

11 Those would be the conditions
12 of approval, among any others that
13 the Board has.

14 CHAIRMAN EWASUTYN: Dominic
15 Cordisco, Planning Board Attorney, do
16 you agree?

17 MR. CORDISCO: I agree,
18 certainly, with all of those
19 conditions.

20 In connection with the
21 identification of the site as flex
22 space, which is how it's been
23 described, and in connection with the
24 application, the Town doesn't have a
25 use that's flex space. The Town

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 typically within their resolution has
3 a narrative regarding the limitation
4 of use. My suggestion for the Board
5 would be to identify this as
6 warehouse and associated amenities,
7 including office space, as being the
8 approval because that is how the
9 Board has been reviewing this
10 application. The way to give the
11 applicant flexibility, which is what
12 they are seeking with calling it flex
13 space, would be to amend your
14 standard language to include the
15 possibility of other uses provided
16 that there's a determination by the
17 Town that there is no greater impact
18 in the scope or in the degree of
19 service compared to the application
20 that's been reviewed before the Town
21 Planning Board at this point.

22 CHAIRMAN EWASUTYN: Are there
23 comments from Board Members?

24 MR. GALLI: Nothing.

25 MS. DeLUCA: Nothing.

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 MR. MENNERICH: No questions.

3 MR. DOMINICK: No.

4 MR. WARD: No.

5 CHAIRMAN EWASUTYN: Can you
6 memorialize what Pat Hines was
7 saying, what you're saying in
8 reference to the final resolution for
9 approval?

10 MR. CORDISCO: Yes, sir. This
11 would be a -- you've already had your
12 public hearing. You've already
13 adopted a SEQRA negative declaration.
14 You've already granted a clearing
15 permit. You've also modified that
16 clearing permit to include a grading
17 permit as well. Now the next
18 procedural step would be a motion for
19 authorizing a resolution of
20 conditional final approval for the
21 Scannell/Newburgh Commerce Center
22 that would include the following
23 conditions. It would include the
24 narrative of the limitation on the
25 use which I have already discussed.

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 The stormwater facilities maintenance
3 agreement is required to be executed
4 and approved by the Town Board. The
5 securities for stormwater management
6 and stormwater inspection fees will
7 also be required. The Town Board
8 approval. The security amount is
9 necessary. There was also security
10 for landscaping and a landscaping
11 inspection fee. The Town Board will
12 also approve those fees. There's
13 also a requirement that the DOT issue
14 its permit for the access road. The
15 DOT, of course, has to approve the
16 plans that are currently before this
17 Board. If there are modifications as
18 a result of those, then the applicant
19 may have to come back to this Board
20 for an amended approval. There's
21 also Orange County Health Department
22 approval for the water main extension
23 with the hydrants. Then there is the
24 potential issue with the New York
25 State Department of Environmental

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 Conservation for a stream disturbance
3 permit. Either a permit is required
4 or confirmation in writing from the
5 DEC that no permit is required would
6 suffice.

7 CHAIRMAN EWASUTYN: Is everyone
8 clear and understand what Dominic
9 Cordisco, Planning Board Attorney,
10 just presented?

11 MR. GALLI: Yes.

12 MS. DeLUCA: Yes.

13 MR. MENNERICH: Yes.

14 CHAIRMAN EWASUTYN: Yes.

15 MR. DOMINICK: Yes.

16 MR. WARD: Yes.

17 CHAIRMAN EWASUTYN: That being
18 said, would someone move to approve
19 the Newburgh Commerce Center subject
20 to the conditions of the resolution
21 presented by the Planning Board
22 Attorney.

23 MR. WARD: So moved.

24 MR. DOMINICK: Second.

25 CHAIRMAN EWASUTYN: I have a

1 NEWBURGH COMMERCE CENTER / SCANNELL

2 motion by John Ward. I have a second
3 by Dave Dominick. May I please have
4 a roll call vote starting with Frank Galli.

5 MR. GALLI: Aye.

6 MS. DeLUCA: Aye.

7 MR. MENNERICH: Aye.

8 CHAIRMAN EWASUTYN: Aye.

9 MR. DOMINICK: Aye.

10 MR. WARD: Aye.

11 CHAIRMAN EWASUTYN: Motion
12 carried.

13 Mark, thank you.

14 MR. UTSCHIG: Thank you very
15 much.

16

17 (Time noted: 7:27 p.m.)

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1 NEWBURGH COMMERCE CENTER / SCANNELL

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C E R T I F I C A T I O N

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I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do
hereby certify:

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That hereinbefore set forth is a true
record of the proceedings.

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I further certify that I am not
related to any of the parties to this
proceeding by blood or by marriage and that
I am in no way interested in the outcome of
this matter.

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Michelle Conero

MICHELLE CONERO

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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD
----- X
In the Matter of

MONARCH WOODS SENIOR HOUSING
(2019-28)

Monarch Drive
Section 103; Block 7; Lot 18
Section 47; Block 1; Lot 46
R Zone

----- X

MULTI-FAMILY SENIOR HOUSING
SITE PLAN

Date: May 5, 2022
Time: 7:27 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: ROSS WINGLOVITZ

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 MONARCH WOODS SENIOR HOUSING

2 CHAIRMAN EWASUTYN: Item number 6.
3 Mr. Mennerich would like to read into
4 the minutes an e-mail that was received
5 this afternoon.

6 MR. MENNERICH: This is an
7 e-mail that came to John Ewasutyn
8 from Ross Winglovitz this afternoon,
9 May 5th. Subject, Monarch Woods,
10 tonight's Planning Board meeting.
11 "In speaking with our client with
12 respect to reviews requested by the
13 Board, we will not be ready for this
14 evening's meeting. Mike believes
15 they can have them by the 19th
16 meeting. If the Board would like
17 time to review them, it is
18 understandable if it were tabled to
19 the June 2nd meeting. Thanks, Ross.
20 Ross Winglovitz."

21 CHAIRMAN EWASUTYN: Would
22 someone make a motion to schedule the
23 Monarch Woods Senior Housing for the
24 meeting of the 2nd of June?

25 MR. DOMINICK: So moved.

1 M O N A R C H W O O D S S E N I O R H O U S I N G

2 MR. WARD: Second.

3 CHAIRMAN EWASUTYN: I have a
4 motion by Dave Dominick. I have a
5 second by John Ward. May I please
6 have a roll call vote.

7 MR. GALLI: Aye.

8 MS. DeLUCA: Aye.

9 MR. MENNERICH: Aye.

10 CHAIRMAN EWASUTYN: Aye.

11 MR. DOMINICK: Aye.

12 MR. WARD: Aye.

13 CHAIRMAN EWASUTYN: Thank you.

14

15 (Time noted: 7:29 p.m.)

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MONARCH WOODS SENIOR HOUSING

C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do
hereby certify:

That hereinbefore set forth is a true
record of the proceedings.

I further certify that I am not
related to any of the parties to this
proceeding by blood or by marriage and that
I am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 12th day of May 2022.

Michelle Conero

MICHELLE CONERO

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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD
----- X
In the Matter of

HADID CLEARING & GRADING
(2021-10)

34 Susan Drive
Section 46; Block 5; Lot 21
R-1 Zone

----- X

CLEARING & GRADING

Date: May 5, 2022
Time: 7:29 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: ROSS WINGLOVITZ
& JOHN CAPPELLO

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 HADID CLEARING & GRADING

2 CHAIRMAN EWASUTYN: Item number 7,
3 Hadid Clearing & Grading. It's
4 located on Susan Drive in an R-1
5 Zone. It's being represented by
6 Engineering & Surveying Properties.

7 MR. CAPPELLO: Good evening,
8 everyone. John Cappello with
9 Jacobowitz & Gubits. I'm here with
10 Ross Winglovitz, the project
11 engineer, and Dr. and Dr. Hadid, the
12 applicants, along with a couple of
13 their neighbors.

14 We've been before the Board for
15 awhile to rectify a situation that
16 occurred during the construction of a
17 pool on the Hadid property. Since
18 our last meeting with the Board, Ross
19 and his office have revised the plans
20 to cut back on the amount of fill
21 which is the trigger that needs the
22 Planning Board approval. We are now
23 still slightly over the level that
24 would require your review and
25 approval of the grading, but much

1 HADID CLEARING & GRADING

2 less than -- I believe it's about 900
3 --

4 MR. WINGLOVITZ: 800 yards.

5 MR. CAPPELLO: 800 yards of
6 fill being removed. We've also -- in
7 cutting that back we have met with
8 the neighboring property owners on
9 site to demonstrate that the issue of
10 the viewshed from the basement, that
11 would be unobstructed when there is a
12 view going north. We have met with
13 them and invited the Board Members.
14 I understand a couple Board Members
15 have been out to the site to see the
16 plans and what it would look like as
17 it was built.

18 So with that, I'm going to
19 allow Ross to just discuss in a
20 little more detail the revisions made
21 to the plan, and also let Dr. and Dr.
22 Hadid put anything they would like
23 into the record.

24 I think we've made a great
25 effort. Once again, this is a pool

1 HADID CLEARING & GRADING

2 with a single-family home. There is
3 a trigger that requires the Board to
4 review it to make sure the grading is
5 done properly so there are no issues.
6 We believe we've gone above and
7 beyond to certainly address that.
8 There's no retaining wall that will
9 be necessary. We believe there will
10 be people there inspecting to ensure
11 that the compacting and everything is
12 done appropriately, that this will be
13 constructed in a manner that will be
14 safe, not only for the neighbors but
15 for the Hadid family using the pool,
16 and it will have the least intrusive
17 impact on everybody's enjoyment of
18 their property.

19 So with that, I'll introduce
20 Ross.

21 MR. WINGLOVITZ: Good evening.
22 Ross Winglovitz, Engineering
23 Properties. We were before you in
24 December, as John noted. After that
25 meeting, we sat down with our clients

1 H A D I D C L E A R I N G & G R A D I N G

2 and talked about options with the
3 site and what we could do to help
4 mitigate the concerns of the
5 neighbor.

6 One of the big concerns was the
7 relationship of the slope to their
8 property. They were concerned about
9 a retaining wall. We have not
10 proposed any retaining walls as part
11 of the project. We did pull the
12 slope back from the neighbors so it's
13 closer to the pool and at the corner
14 of the pool. With the sight line
15 profiles that we've shown, we
16 basically believe we've mitigated the
17 impact of the line of sight from the
18 basement elevation of the house.
19 That currently is blocked by the
20 fill. Based on the new profile for
21 that fill and the reduction of the
22 fill at the corner -- right now the
23 fill sticks out significantly in this
24 corner. We're pulling that back to
25 improve the view from the basement,

1 H A D I D C L E A R I N G & G R A D I N G

2 or to not restrict the view from the
3 basement in the northeasterly
4 direction from the basement of the
5 neighbors' house.

6 Again, we had a swale at the
7 bottom of that slope. We pulled that
8 swale away from the property line
9 slightly.

10 All of this we think is an
11 improvement over the plan that we
12 presented in December of last year.

13 MR. CAPPELLO: I believe the
14 one thing I would add, we were just
15 talking outside, there was a question
16 raised by the neighbor regarding
17 fencing and a request that it be
18 clear fencing. I think what -- the
19 Hadids have spoken to me outside.
20 What they intend to do is something
21 similar to their neighbors to the
22 north who have a pool that is done.
23 It's to put the fencing, that is
24 security fencing to keep people from
25 getting over the fence and into the

1 HADID CLEARING & GRADING

2 pool, at the bottom, which is
3 permissible, so it wouldn't impede --
4 the fence would not impede the view
5 any more because it would be below.

6 MR. WINGLOVITZ: Below the
7 level of the top. So the security
8 would not act as a visual screen for
9 the neighbors.

10 CHAIRMAN EWASUTYN: Thank you.

11 Are there comments from Members
12 of the Board?

13 MR. GALLI: I have a couple.
14 So there would be no fencing around
15 the upper part of the pool, just
16 around the lower end --

17 MR. WINGLOVITZ: Correct.

18 MR. GALLI: -- where the slope
19 goes down?

20 MR. WINGLOVITZ: Yup.

21 MR. GALLI: I did visit the
22 site the other day. Are you
23 proposing to take out any fill in the
24 front part of the pool? You know,
25 the long part facing the river?

1 HADID CLEARING & GRADING

2 MR. WINGLOVITZ: Yes. There's
3 fill being proposed to be taken out
4 across the whole --

5 MR. GALLI: How many feet is
6 that going to be as far as where it
7 is now -- back from the pool to where
8 it is now?

9 MR. WINGLOVITZ: The top of the
10 slope back to --

11 MR. GALLI: How many feet off
12 the pool?

13 MR. WINGLOVITZ: So the slope
14 in here is probably moving back 20
15 feet in this corner, the top of the
16 slope to where it is now, and about
17 10 feet in this location.

18 MR. HINES: It's 13 on top.
19 It's currently 33 feet from the edge
20 of the pool to the slope. They're
21 proposing 20 feet.

22 MR. WINGLOVITZ: Correct. At
23 least in this location, anyway. I
24 think it's 33 over here. We're
25 actually proposing it to be narrower.

1 HADID CLEARING & GRADING

2 We're basically holding the bottom
3 open and grading it back up to pull
4 that back and making it more
5 consistent -- a more gradual slope
6 than what is there now.

7 MR. GALLI: So the two houses
8 north of her has a gradual slope that
9 goes down. Is it going to be like
10 that slope?

11 MR. WINGLOVITZ: I don't know
12 if it -- this is a proposed 2 on 1
13 slope, which is what the geotech
14 engineer recommended.

15 MR. GALLI: So you're going to
16 be 20 feet off the pool, not 10 feet
17 off the pool?

18 MR. WINGLOVITZ: Yes. 20 feet
19 in the rear, 10 feet at the corner of
20 the pool and 10 feet at the southern
21 end of the pool.

22 MR. GALLI: And what about on
23 the side of the pool?

24 MR. WINGLOVITZ: Yup. On the
25 side of the pool going towards the

1 H A D I D C L E A R I N G & G R A D I N G

2 neighbor, 10 feet to the top of the
3 slope and then grading that down.

4 MR. GALLI: That's all I had,
5 John.

6 CHAIRMAN EWASUTYN: Are there
7 any additional comments from the
8 Board Members?

9 MR. WARD: Yes.

10 CHAIRMAN EWASUTYN: John Ward.

11 MR. WARD: I was at the site at
12 the same time. Where the stones
13 were, that corner, are you going any
14 further? Like 10 feet is the corner
15 from the pool southeast.

16 MR. WINGLOVITZ: Are you
17 talking about this location, John, at
18 the edge of the pool?

19 MR. WARD: Yes. Going north
20 along the pool, are you gradually
21 blending it in to 20 feet?

22 MR. WINGLOVITZ: We're cutting
23 it back so it's just wide enough
24 between where the little stonewall is
25 so that you could actually walk

1 HADID CLEARING & GRADING

2 through there. We're pulling it back
3 towards the pool, away from the
4 neighbor as soon as we can to get to
5 that 10-foot offset.

6 MR. WARD: Okay. Thank you.

7 CHAIRMAN EWASUTYN: Pat Hines
8 with McGoey, Hauser & Edsall.

9 MR. HINES: You have my
10 comments. The fence location that
11 you discussed being down, how would
12 that appear in your profile where
13 you're showing the line of sight? It
14 seems like that's further down the
15 slope. It may be in that line of
16 sight rather than -- I don't know
17 where you're putting it on the slope.

18 MR. WINGLOVITZ: So here's the
19 bottom of the slope on both sides as
20 we cut through it. So it would be
21 down here and over here.

22 MR. HINES: But coming across
23 the line of sight?

24 MR. WINGLOVITZ: It's now down
25 here, which is -- that is at the

1 H A D I D C L E A R I N G & G R A D I N G

2 bottom of the slope versus up at the
3 top of the slope. So at this cross
4 section. If we had it at the top of
5 the slope, it wouldn't come through.

6 MR. HINES: Somewhere it has to
7 tie in on the top.

8 MR. WINGLOVITZ: Then it has to
9 come up the slope as we get to the
10 house. But that's -- that is back
11 down towards --

12 MR. HINES: That would be past
13 their line of sight.

14 MR. WINGLOVITZ: That's back
15 more by where their dwelling actually
16 is located. As it comes up the slope
17 to get to the top of the level pad, I
18 think that's what you're asking, Pat?

19 MR. HINES: Yes. I just want
20 to make sure that that's not going to
21 -- we've done that line of sight
22 analysis that you provided. I wanted
23 to make sure the fence wasn't coming
24 across that to add 4 feet.

25 MR. WINGLOVITZ: That would be

1 HADID CLEARING & GRADING

2 here, which is here and here in this
3 cross section.

4 MR. HINES: Okay. My first
5 comment just is kind of narrative in
6 nature. It describes the changes to
7 the plans.

8 The Planning Board previously
9 issued a positive dec for the project
10 which continues in effect.

11 The viewshed profile has been
12 provided for the Board.

13 The applicants have identified
14 that approximately 800 yards of the
15 existing fill are proposed to be
16 removed from the site under the
17 current grading plan.

18 Basically my last comment is
19 for Dominic regarding the current
20 status of the SEQRA review. The
21 Board did issue that positive dec
22 based on two potential significant
23 environmental impacts, it was the
24 visual impacts and the soil erosion
25 and sediment control aspects of the

1 H A D I D C L E A R I N G & G R A D I N G

2 clearing and grading permit. That's
3 the current status of the project.

4 CHAIRMAN EWASUTYN: Dominic
5 Cordisco, Planning Board Attorney.

6 MR. CORDISCO: Yes, that's
7 correct. The Board adopted that
8 positive declaration after the
9 November 4, 2021 public hearing at
10 which time the public hearing had
11 been closed. The Board then went
12 through the EAF Part 2 and identified
13 whether or not various different
14 impacts were of no to small impact,
15 or rather moderate to large impact,
16 and identified the impacts as Pat
17 suggested or just commented in
18 connection with those two areas. The
19 positive declaration itself was based
20 on the fact that there existed a
21 potential for a significant impact
22 associated with this clearing and
23 grading permit. The Board is now
24 reviewing a revised proposal which is
25 significantly different and reduced

1 HADID CLEARING & GRADING

2 from the proposal that was before the
3 Board in November. The Board, if it
4 determines that the significant
5 environmental impacts have been
6 addressed, then the Board would be in
7 a position to consider rescinding its
8 positive declaration and issuing a
9 negative declaration instead.

10 CHAIRMAN EWASUTYN: Thank you.

11 Is there any discussion from
12 Members of the Board?

13 MR. GALLI: I have no
14 additional, John.

15 MS. DeLUCA: None.

16 MR. MENNERICH: Nothing.

17 MR. WARD: No.

18 MR. DOMINICK: No.

19 CHAIRMAN EWASUTYN: Then there
20 will be a motion to rescind the
21 positive declaration and to declare a
22 negative declaration.

23 MR. GALLI: So moved.

24 MR. DOMINICK: Second.

25 CHAIRMAN EWASUTYN: I have a

1 HADID CLEARING & GRADING

2 motion by Frank Galli. I have a
3 second by -- was that Dave Dominick?

4 MR. DOMINICK: Yes, sir.

5 CHAIRMAN EWASUTYN: I have a
6 second by Dave Dominick. May I
7 please have a roll call vote starting
8 with Frank Galli.

9 MR. GALLI: Aye.

10 MS. DeLUCA: Aye.

11 MR. MENNERICH: Aye.

12 CHAIRMAN EWASUTYN: Aye.

13 MR. DOMINICK: Aye.

14 MR. WARD: Aye.

15 CHAIRMAN EWASUTYN: Motion
16 carried.

17 Dominic Cordisco, a resolution
18 or anything as it relates to the
19 Hadid clearing and grading
20 application?

21 MR. CORDISCO: Yes. The Board
22 could be in a position at this point
23 to authorize a resolution of approval
24 for the clearing and grading permit.
25 It would have the standard clearing

1 HADID CLEARING & GRADING

2 and grading conditions which have
3 been laid out by the Board in a
4 number of other different
5 applications, including the
6 inspection fees and, obviously, the
7 compliance with the plans and
8 maintenance of the soil and erosion
9 control measures.

10 MR. HINES: We typically
11 require a \$3,500 per acre security on
12 clearing and grading permits.

13 I would suggest that another
14 condition be a plan which depicts the
15 final location of the proposed fence
16 as discussed earlier by the
17 applicants' representative.

18 CHAIRMAN EWASUTYN: Is everyone
19 in agreement?

20 MR. WINGLOVITZ: Agreed.

21 CHAIRMAN EWASUTYN: Having
22 heard the conditions of approval
23 presented by Planning Board Attorney
24 Dominic Cordisco and comments from
25 Pat Hines with McGoey, Hauser &

1 HADID CLEARING & GRADING

2 Edsall, would someone move for that
3 approval for the clearing and
4 grading?

5 MR. DOMINICK: I'll make the
6 motion.

7 MR. WARD: Second.

8 CHAIRMAN EWASUTYN: I have a
9 motion by Dave Dominick. I have a
10 second by John Ward. May I please
11 have a roll call vote starting with
12 Frank Galli.

13 MR. GALLI: Aye.

14 MS. DeLUCA: Aye.

15 MR. MENNERICH: Aye.

16 CHAIRMAN EWASUTYN: Aye.

17 MR. DOMINICK: Aye.

18 MR. WARD: Aye.

19 CHAIRMAN EWASUTYN: Motion
20 carried. Thank you.

21 MR. CAPPELLO: Thank you very
22 much. On behalf of the Hadids I
23 would like to thank you, and also say
24 it was nice spending St. Patrick's
25 Day with you. Now I got to spend

1 HADID CLEARING & GRADING

2 Cinco De Mayo with you.

3 MR. CORDISCO: And you didn't
4 wear your lucky suit.

5 MR. WINGLOVITZ: Thank you.

6 DR. HADID: Thank you
7 everybody. Thank you for all your
8 time.

9

10 (Time noted: 7:45 p.m.)

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1 HADID CLEARING & GRADING

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C E R T I F I C A T I O N

4

5 I, MICHELLE CONERO, a Notary Public
6 for and within the State of New York, do
7 hereby certify:

8 That hereinbefore set forth is a true
9 record of the proceedings.

10 I further certify that I am not
11 related to any of the parties to this
12 proceeding by blood or by marriage and that
13 I am in no way interested in the outcome of
14 this matter.

15 IN WITNESS WHEREOF, I have hereunto
16 set my hand this 12th day of May 2022.

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Michelle Conero

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MICHELLE CONERO

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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD
----- X
In the Matter of

HUDSON ASSET HOMES
(2022-10)

Union Avenue
Section 34; Block 1; Lot 25.15
R-2 Zone

----- X

INITIAL APPEARANCE
TWO-LOT SUBDIVISION/TWO FAMILY/ARB

Date: May 5, 2022
Time: 7:45 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: ROSS WINGLOVITZ

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 HUDSON ASSET HOMES

2 CHAIRMAN EWASUTYN: Item number 8,
3 Hudson Asset Homes. It's an initial
4 appearance for a two-lot subdivision
5 and two-family ARB. It's located on
6 Union Avenue in an R-2 Zone. Again
7 it's being represented by Engineering &
8 Surveying Properties.

9 MR. WINGLOVITZ: Good evening.
10 Ross Winglovitz, Engineering &
11 Surveying Properties here with Mike
12 Mahar, member, Hudson Asset Homes,
13 LLC.

14 This, as Pat noted, was a
15 subdivision on the remaining lands of
16 a subdivision that was before the
17 Board about five years ago. There
18 were two lots that were cut off along
19 the frontage.

20 What we're currently proposing
21 is a two-lot subdivision of that
22 remaining land. It's approximately
23 8.5 acres. We're proposing a two-lot
24 subdivision. It's just under a
25 2-acre lot here and the remaining 6.5

1 HUDSON ASSET HOMES

2 on the south end of the site.

3 We're proposing a common
4 driveway. Pat noted in his comments
5 that there was a crossing that was
6 proposed as part of the original
7 plan. The surveyor didn't pick that
8 up. We will have to locate that.
9 His suggestion was to relocate the
10 driveway so that we were able to use
11 that crossing. We'll have the
12 surveyor go out and pick that up. I
13 think that's a good comment. We
14 would have an Army Corp issue with
15 the small crossing that we had
16 proposed here. There will be a
17 common driveway that will cross the
18 wetland crossing. It's split to
19 service two duplex homes, six units
20 each.

21 Septics would be located at the
22 rear of the lot.

23 MR. HINES: Did you say six
24 units each? Six bedrooms each?

25 MR. WINGLOVITZ: Yes, six

1 HUDSON ASSET HOMES

2 bedrooms. Did I say six units each?

3 MR. HINES: Yes.

4 MR. WINGLOVITZ: Six bedrooms
5 each. Yeah, two three-unit buildings.
6 I think that's it. It's pretty
7 standard.

8 I think, Mike, also you did
9 meet with the highway superintendent
10 regarding the driveway on this one.

11 MR. MAHAR: It was a previous
12 highway super. I'll meet with Mark
13 Hall.

14 MR. WINGLOVITZ: Nothing
15 further from us.

16 CHAIRMAN EWASUTYN: Are there
17 comments from Planning Board Members?

18 MR. GALLI: Not at this time.

19 MR. WARD: Not at this time.

20 MS. DeLUCA: I guess I was just
21 curious about the driveway and how
22 that was going to be negotiated with
23 the people in the back, you know.
24 Are you widening it or --

25 MR. WINGLOVITZ: What will

1 HUDSON ASSET HOMES

2 currently happen is this will be
3 relocated just a little bit to the
4 south so that we can use what appears
5 to be an existing crossing. We'll
6 have to survey it and locate that.
7 It will probably wind a little bit to
8 come up to these two homes. It will
9 actually end up being more centered
10 between the two existing residences
11 so that we'll pull it away from this
12 house slightly.

13 MS. DeLUCA: Thank you.

14 CHAIRMAN EWASUTYN: Is there
15 anything additional?

16 MR. MENNERICH: For future
17 development of that property, would
18 there be a roadway in that same
19 section you're talking about where
20 the driveways are?

21 MR. WINGLOVITZ: Could there be
22 a third lot off of this or a roadway
23 to some extent? I guess there could
24 be. It would make sense for it to be
25 at that location. There isn't

1 HUDSON ASSET HOMES

2 anything currently planned.

3 MR. GALLI: We heard that
4 before.

5 MR. WINGLOVITZ: Five years
6 ago.

7 CHAIRMAN EWASUTYN: Are there
8 any comments from Board Members?

9 (No response.)

10 CHAIRMAN EWASUTYN: So we'll go
11 on to the technical comments now.

12 MR. HINES: Sure. My first
13 comment is just a narrative of the
14 history of the project. When I first
15 opened it up, I thought we just did
16 this a year or two ago, but
17 apparently it was five years ago. We
18 gave you the approval dates. It
19 doesn't have that major subdivision
20 because of the time that's lapsed.

21 My second comment addresses the
22 24-inch diameter culvert that was
23 proposed in the previous subdivision
24 to address the existing culvert
25 crossing on the site. What is out

1 HUDSON ASSET HOMES

2 there, Ross, is the outlet culvert is
3 exposed and the inlet culvert is
4 buried and crushed, which was the
5 reason to address that as a drainage
6 issue. But again, there was a
7 previous farm road or something
8 through there. It's high and dry
9 between the wetlands. We're
10 suggesting, as you mentioned, that
11 that would be the driveway location
12 and avoid any further impacts to the
13 wetlands.

14 A driveway access and
15 maintenance agreement will be
16 required.

17 We did suggest, and I think
18 that's what Mr. Mennerich was eluding
19 to, an ultimate development plan be
20 prepared for the balance of the
21 parcel. Certainly there's a large
22 right-of-way or a large fee ownership
23 out to Union Avenue here. This plan
24 with the location of the driveway
25 kind of begs that there would be

1 HUDSON ASSET HOMES

2 another driveway or access put in.
3 I'll leave it to the Board to request
4 that, but we're suggesting an
5 ultimate development plan be provided
6 for a SEQRA review.

7 Orange County Planning
8 submission is required because the
9 project is contiguous to the Thruway.
10 I think we'll wait for that until we
11 get the revised driveway layout.

12 The lot line will have to be
13 revised for that layout as well.

14 MR. WINGLOVITZ: I would
15 propose to do both.

16 MR. HINES: We've heard many
17 times from Mr. Donnelly in the past
18 that those shared driveways should be
19 shared between each lot as well.

20 MR. WINGLOVITZ: So you would
21 like the center line --

22 MR. HINES: Center line of the
23 driveway to share a portion of the
24 roadway.

25 There's a note that says the

1 HUDSON ASSET HOMES

2 wetland delineation was done by a
3 certified wetland delineator. We
4 would suggest that that be submitted
5 to the Board for their use.

6 The duplex houses require ARB
7 approval in the future.

8 Comment 8 is moot if we're
9 going to move the driveway to that
10 former farm crossing.

11 The driveways are rather long.
12 I know there's a new section of the
13 building/fire code that requires
14 pull-offs or turn-offs. I think
15 there's over 400 feet to the houses
16 here. That may need to be addressed.
17 Maybe you can look at that.

18 The highway superintendent's
19 comments are required.

20 The plan references County
21 Highway 28. I don't know where
22 County Highway 28 is or exists. It's
23 a Town road there.

24 MR. WINGLOVITZ: I see that
25 here.

1 HUDSON ASSET HOMES

2 MR. HINES: That will need to
3 get cleaned up.

4 The water superintendent's
5 comments on the length of the -- the
6 size and length of the laterals needs
7 to be addressed. I did note that
8 they're labeled as two different
9 types of material. If that can be
10 cleaned up.

11 I think we should wait for the
12 adjoiners notices to go out until we
13 get the revised lot layout as well.
14 The previous subdivision of this
15 parent parcel did bring out a lot of
16 public comment. We'd like to get
17 this plan in the shape that it's
18 going to be in and then we'll send
19 the adjoiners notices and move
20 forward.

21 MR. WINGLOVITZ: Pat's comments
22 are pretty straightforward to me. I
23 guess the one question mark is the
24 overall plan. We can certainly
25 prepare something for the file. It

1 HUDSON ASSET HOMES

2 would look similar to this, but
3 basically a common driveway here
4 splitting into two lots. That would
5 probably be the only logical future
6 development that could occur. We can
7 certainly do something like that for
8 your file.

9 MR. HINES: And then I think
10 the EAF would be revised. I'll throw
11 it to Dominic.

12 MR. CORDISCO: That was going
13 to be my suggestion as well, that for
14 SEQRA purposes you're looking at
15 avoiding any claims that there's a
16 potential segmentation here.
17 Although what would not be before the
18 Board for approval would be those
19 lots, unless that's something that
20 you would like to consider. If
21 you're looking at potentially
22 developing those in the future,
23 amending the EAF to include the
24 potential impacts associated with
25 those two additional lots would avoid

1 HUDSON ASSET HOMES

2 any kind of claim of segmentation here.

3 CHAIRMAN EWASUTYN: Okay.

4 MR. WINGLOVITZ: We have no
5 current plans to develop those, but
6 --

7 MR. MAHAR: Mike Mahar, 50
8 Cocoa Lane.

9 MR. WINGLOVITZ: If it makes it
10 clean, we can do an overall and put
11 some language in the EAF. That's not
12 that big a lift.

13 MR. CORDISCO: If I may,
14 Mr. Chairman. I'm sure you're aware
15 that you could -- another option
16 would be to propose them for
17 subdivision at this time but to file
18 the plat in sections which gives you
19 additional time to get approval at
20 one time period, but not file and
21 create those lots until a later time.
22 I believe you have three years after
23 filing the initial section of
24 subdivision plat to then file the
25 remaining section of it. So that's

1 HUDSON ASSET HOMES

2 an option as well.

3 MR. WINGLOVITZ: Understood.

4 CHAIRMAN EWASUTYN: All right.

5 I guess that's that for now.

6 MR. WINGLOVITZ: So we'll
7 address Pat's comments and resubmit
8 for your notices and circulation.

9 MR. HINES: Yes. I think
10 sending the notices out now will just
11 generate additional comments that
12 could be addressed by the plan that
13 you're going to propose. It does say
14 ten days but it didn't make sense for
15 me at this time to circulate a plan
16 that's not going to be the one to be
17 addressed.

18 MR. WINGLOVITZ: Very good.

19 Thank you very much.

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21 (Time noted: 7:56 p.m.)

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HUDSON ASSET HOMES

C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do
hereby certify:

That hereinbefore set forth is a true
record of the proceedings.

I further certify that I am not
related to any of the parties to this
proceeding by blood or by marriage and that
I am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 12th day of May 2022.

Michelle Conero

MICHELLE CONERO

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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

----- X
In the Matter of

14 MARINO DRIVE
(2022-11)

14 Marino Drive
Section 2; Block 1; Lots 16 & 23.2
RR Zone

----- X

INITIAL APPEARANCE
TWO-LOT SUBDIVISION

Date: May 5, 2022
Time: 7:56 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: DOMINIC CORDISCO, ESQ.
PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: DARREN DOCE

----- X

MICHELLE L. CONERO
3 Francis Street
Newburgh, New York 12550
(845) 541-4163

1 14 MARINO DRIVE

2 CHAIRMAN EWASUTYN: The last
3 item on the agenda is item number 9.
4 It's 14 Marino Drive. It's located
5 in the RR Zone. It's being
6 represented by Darren Doce.

7 MR. DOCE: Good evening. I'm
8 Darren Doce representing the
9 applicant.

10 There are two tax parcels
11 involved in this application, each of
12 them owned by the applicant. There's
13 an existing 4.5-acre parcel in this
14 area that contains an existing
15 single-family home. A 2-acre lot is
16 going to be subdivided from that
17 parcel to create a new building lot
18 which will have a well and sewage
19 disposal system.

20 The other tax parcel is
21 immediately adjacent to the north.
22 That does not have frontage on Marino
23 Drive, so a lot line change is going
24 to be done in this area to provide
25 access to the existing tax parcel

1 14 MARINO DRIVE

2 which will also -- a single-family
3 home is proposed for that parcel with
4 a well and sewage disposal system.

5 That summarizes the proposal.

6 CHAIRMAN EWASUTYN: Members of
7 the Board, any comments?

8 MR. GALLI: No additional.

9 MS. DeLUCA: No.

10 MR. MENNERICH: No.

11 MR. DOMINICK: No.

12 MR. WARD: No.

13 CHAIRMAN EWASUTYN: Jim
14 Campbell?

15 MR. CAMPBELL: No comments.

16 CHAIRMAN EWASUTYN: Pat Hines?

17 MR. HINES: My first comment
18 just describes what Darren just
19 described, a two-lot subdivision and
20 a lot line change.

21 The project abuts the New York
22 State Thruway so a County Planning
23 referral is required.

24 In addition, it's on the
25 municipal boundary of the Orange

1 14 MARINO DRIVE

2 County/Ulster County and Town of
3 Plattekill/Town of Newburgh line.
4 Town of Plattekill will need to be
5 notified prior to the public hearing
6 or before the public hearing.

7 The bulk table has a plus or
8 minus.

9 MR. DOCE: Okay.

10 MR. HINES: I think it's
11 1000.4.

12 MR. DOCE: It is over 2 acres.

13 MR. HINES: Let's take the plus
14 or minus off there so it's
15 definitive. A little bit minus would
16 make it not 2 acres is the reason for
17 that.

18 We're asking the driveway for
19 tax lot 87 be shown where it falls
20 for the cul-de-sac.

21 The highway superintendent's
22 comments of the proposed driveways
23 should be received.

24 The cul-de-sac driveway doesn't
25 have a lot of options as it's

1 14 MARINO DRIVE

2 currently a landlocked parcel. They
3 are adding land to it so it does have
4 access to the cul-de-sac.

5 We're looking for the bulk
6 requirements specifically for the lot
7 that acts as the cul-de-sac or
8 accesses the cul-de-sac to either
9 show a building envelope on that lot
10 or to label those setbacks that
11 you're proposing.

12 I was having trouble finding
13 what we were calling front yard, side
14 yard.

15 MR. DOCE: Okay.

16 MR. HINES: So either a
17 building envelope or label the
18 setbacks like you did in the center
19 lot.

20 For the center lot the existing
21 setbacks were all dimensioned. That
22 will assist in the review.

23 I do see your septic chart on
24 the front page. I was looking for it
25 on the detail sheet. That is there.

1 14 MARINO DRIVE

2 This does require adjoiners
3 notices. I think it has sufficient
4 information for circulation to Orange
5 County Planning at this time as well.

6 It does require a public
7 hearing in the future. I don't know
8 if the Board is looking to schedule
9 that now, possibly out past the
10 Orange County Planning timeframes.
11 We can get this out to them tomorrow
12 or Monday.

13 MR. CORDISCO: Would you not
14 typically -- if I may, Mr. Chairman.
15 Would you not schedule a public
16 hearing until the Board has adopted a
17 SEQRA determination?

18 MR. HINES: We did not do a neg
19 dec. That's correct.

20 MR. CORDISCO: Then we can't do
21 that until we have the 239.

22 CHAIRMAN EWASUTYN: Who is
23 going to be responsible for
24 coordinating with the Town of
25 Plattekill and the Orange County

1 14 MARINO DRIVE

2 Planning Department?

3 MR. HINES: I will do that.

4 CHAIRMAN EWASUTYN: Thank you.

5 Darren, you'll work with Pat
6 Hines on that.

7 MR. DOCE: Correct.

8 MR. HINES: We also need to do
9 the adjoiners notices.

10 MR. DOCE: Right.

11 CHAIRMAN EWASUTYN: Would
12 someone move for a motion to
13 circulate to the Orange County
14 Planning Department and to coordinate with the
15 Town of Plattekill.

16 MR. GALLI: So moved.

17 MR. WARD: Second.

18 CHAIRMAN EWASUTYN: I have a
19 motion by Frank Galli. I have a
20 second by John Ward. May I please
21 have a roll call vote.

22 MR. GALLI: Aye.

23 MS. DeLUCA: Aye.

24 MR. MENNERICH: Aye.

25 CHAIRMAN EWASUTYN: Aye.

1 14 MARINO DRIVE

2 MR. DOMINICK: Aye.

3 MR. WARD: Aye.

4 CHAIRMAN EWASUTYN: And you'll
5 work with Pat Hines as far as the
6 adjoiners notice?

7 MR. DOCE: Correct. Thank you.

8 CHAIRMAN EWASUTYN: Would
9 someone please move for a motion to
10 close the Planning Board meeting of
11 the 5th of May.

12 MR. GALLI: So moved.

13 MS. DeLUCA: Second.

14 CHAIRMAN EWASUTYN: I have a
15 motion by Frank Galli. I have a
16 second by Stephanie DeLuca. Can I
17 please have a roll call vote.

18 MR. GALLI: Aye.

19 MS. DeLUCA: Aye.

20 MR. MENNERICH: Aye.

21 CHAIRMAN EWASUTYN: Aye.

22 MR. DOMINICK: Aye.

23 MR. WARD: Aye.

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25 (Time noted: 8:02 p.m.)

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1 4 M A R I N O D R I V E

C E R T I F I C A T I O N

I, MICHELLE CONERO, a Notary Public
for and within the State of New York, do
hereby certify:

That hereinbefore set forth is a true
record of the proceedings.

I further certify that I am not
related to any of the parties to this
proceeding by blood or by marriage and that
I am in no way interested in the outcome of
this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 12th day of May 2022.

Michelle Conero

MICHELLE CONERO