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ROCKWOOD DRIVE SUBDIVISION

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

- - - - - X
In the Matter of

ROCKWOOD DRIVE SUBDIVISION
(2011-19)

Rockwood Drive, North Plank Road & Chestnut Lane
Section 75; Block 1; Lot 36.2
R-3 Zone

- - - - - X

FINAL
ELEVEN-LOT SUBDIVISION

Date: July 5, 2018
Time: 7:00 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: JON BODENDORF

- - - - - X

MICHELLE L. CONERO
PMB #276
56 North Plank Road, Suite 1
Newburgh, New York 12550
(845)541-4163

CHAIRMAN EWASUTYN: Good evening,
ladies and gentlemen. We'd like to welcome
you to the Planning Board meeting of the 5th
of July. We have three items on the agenda
this evening and two matters under Board
Business.

At this time we'll call the meeting
to order with a roll call vote.

MS. DeLUCA: Present.

MR. MENNERICH: Present.

CHAIRMAN EWASUTYN: Present.

MR. DOMINICK: Present.

MR. WARD: Present.

MS. CONERO: Michelle Conero,
Stenographer.

MR. CANFIELD: Jerry Canfield, Code
Compliance Department.

MR. HINES: Pat Hines with McGoey,
Hauser & Edsall Consulting Engineers.

CHAIRMAN EWASUTYN: At this point I'll
turn the meeting over to Dave Dominick.

MR. DOMINICK: Please stand for the
Pledge of Allegiance.

(Pledge of Allegiance.)

MR. DOMINICK: Please silence your cell phones.

CHAIRMAN EWASUTYN: The first item of business is the Rockwood Drive Subdivision. It's a final subdivision for eleven lots, it's located on Rockwood Drive, North Plank Road and Chestnut Lane, zoned R-3. It's being represented by Hudson Land Design, Jon Bodendorf is the representative.

MR. BODENDORF: This project received conditional approval from the Board back in December of 2013, so some time ago. Since that time the applicant and his attorney have been working with the Town's special counsel, Steve Gaba of Drake, Loeb, as well as the neighboring parcel, the Bells, Ethan Allen, their attorney, working out the easements and agreements that were necessary for the drainage district. Obviously it took a lot longer than we had anticipated. On our side we simply dropped the ball in coming back to you to request extensions.

In terms of the subdivision, nothing has changed with the layout. We believe all of the conditions are pretty much a hundred percent

satisfied.

It came to light just earlier this year that we have this issue with the expiring approval. We do have all the signed easements and agreements with the neighbors all ready to go. We just need to come to you and request that you consider granting approval again so that we can submit final maps for signature to be filed and the drainage district easement can be finalized with the Town.

CHAIRMAN EWASUTYN: Before we turn it over to Pat Hines, there may be some questions from Board Members who are new to this subdivision.

Does anyone have any questions?

John, --

MR. WARD: I'm good.

CHAIRMAN EWASUTYN: -- do you have a question?

MR. WARD: No.

CHAIRMAN EWASUTYN: Pat Hines.

MR. HINES: We concur with what the applicant's representative said. They received conditional final approval in December of 2013.

1
2 There were numerous conditions of approval, a lot
3 of legal matters and the easement. The project
4 approvals did lapse, so it's considered a new
5 application. We do need to have a public hearing
6 as well. The plans are exactly identical. There
7 are no changes to the December 2013 plans.
8 Procedurally it needs a new public hearing,
9 otherwise I would assume the resolution would
10 have the same conditions, unless we can check
11 some of them off in between now and when it gets
12 reapproved.

13 I think the only action the Board can
14 take now is to schedule a public hearing. We
15 discussed at work session setting it for
16 August 16th, the second meeting in August.

17 CHAIRMAN EWASUTYN: Jon, are you
18 familiar with the steps for a public hearing?
19 Pat will let you know --

20 MR. BODENDORF: If they're similar to
21 what we've done in the past. I'll confer with
22 Pat and make sure that we get all the notices out
23 in time.

24 CHAIRMAN EWASUTYN: I'd like to make a
25 recommendation that on or about within that same

1 week or so that you'll be noticing for a public
2 hearing, if you could set up in the lobby two
3 easels, something of the size that you have, that
4 sort of color delineate the lots.
5

6 MR. BODENDORF: Sure.

7 CHAIRMAN EWASUTYN: More often what
8 happens with public hearings is the public comes
9 in and says well I got this in the mail and I'm
10 unfamiliar, I haven't received anything. So I
11 think it would be nice to coordinate that with
12 Andy Zarutskie, the Town Clerk, as far as where
13 in the lobby. Maybe speak to him earlier on and
14 you can set up a plan for having that information
15 available.

16 MR. BODENDORF: Yes. Does it make
17 sense to have like an existing conditions map
18 showing the land the way it is now and then the
19 subdivision plat next to it? What do you
20 typically like to see?

21 MR. CANFIELD: Absolutely.

22 MR. HINES: I think coordinate that
23 with the adjoiner's notice too, notifying them
24 when the plans are available at the Town Hall.

25 MR. BODENDORF: We'll have them here on

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that date.

CHAIRMAN EWASUTYN: That will really help because --

MR. HINES: There was some public comment last time on this.

MR. BODENDORF: Okay.

CHAIRMAN EWASUTYN: I'll ask for a motion to set the Rockwood Drive subdivision for a public hearing on the 16th of August.

MR. DOMINICK: So moved.

CHAIRMAN EWASUTYN: Motion made by Dave Dominick.

MR. WARD: Second.

CHAIRMAN EWASUTYN: A second by John Ward. Can I have a roll call vote starting with Stephanie?

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Thank you.

MR. BODENDORF: Great. Thank you very much.

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(Time noted: 7:05 p.m.)

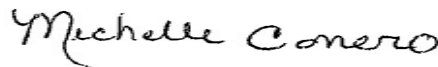
C E R T I F I C A T I O N

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 15th day of July 2018.



MICHELLE CONERO

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ROCKWOOD DRIVE SUBDIVISION

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

- - - - - X
In the Matter of

FLETCHER DRIVE SUBDIVISION
(2018-11)

Fletcher Drive
Section 93; Block 1; Lot 64.5
R-1 Zone

- - - - - X

INITIAL APPEARANCE
FOUR-LOT SUBDIVISION

Date: July 5, 2018
Time: 7:05 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: ANDREW FETHERSTON

- - - - - X

MICHELLE L. CONERO
PMB #276
56 North Plank Road, Suite 1
Newburgh, New York 12550
(845)541-4163

CHAIRMAN EWASUTYN: The second item of business this evening is the Fletcher Drive Subdivision. It's an initial appearance for a four-lot subdivision located on Fletcher Drive in an R-1 Zone. Andrew Fetherston will be speaking on the application tonight.

MR. FETHERSTON: Good evening, Mr. Chairman, Members of the Board. Andrew Fetherston, Maser Consulting.

I'm presenting tonight a four-lot subdivision. I-84 is up here. This is just south of I-84 and the bridge off of North Fletcher Drive. This is North Fletcher. This is the dead end of Fletcher before you get up to 84.

There's one house under construction right here. It's not completed yet. I went by it this evening.

What's proposed is to create a four-lot subdivision in this location. There is municipal water on North Fletcher Drive. As Pat said, we don't believe there is water over on Fletcher Drive. We're taking all the water out from this location.

It would have to be septic systems. We

1
2 did some initial testing. It looks like there
3 will be one subsurface system and one raised bed
4 system. That's consistent with what you see in
5 the area. That's really it.

6 It's in the R-1 Zoning District. The
7 lots are 1.8 or just over 2 acres in size, so
8 they are all a bit large for this area.

9 That's about it.

10 CHAIRMAN EWASUTYN: Do any Board
11 Members have any questions for Andrew?

12 MR. WARD: Nothing.

13 CHAIRMAN EWASUTYN: Jerry Canfield,
14 comments or questions?

15 MR. CANFIELD: I have nothing at this
16 time.

17 CHAIRMAN EWASUTYN: Pat Hines?

18 MR. HINES: Our first comment just
19 notes that two of the lots are proposed to share
20 a driveway, so a common driveway access and
21 maintenance agreement will be required to be
22 submitted to Mike Donnelly's office for review.

23 There's an encroachment, a rock wall/
24 patio/fish pond thing. Normally I would tell you
25 that that's a private matter, but your driveway

-- the only location for that driveway goes through there. That's going to need to get resolved prior to the public hearing. We don't want to resolve it at the public hearing.

MR. FETHERSTON: Understood. There's a number of things like that. Because this has been vacant for so long and the homes have been there for so long, there's sheds and -- there's a number of encroachments.

MR. HINES: I'm not so worried about the sheds. The only place for the driveway is through, I guess that person's coy pond.

MR. FETHERSTON: We can bridge over it.

MR. HINES: That's going to be an issue we need resolved.

MR. FETHERSTON: Right.

MR. HINES: You had mentioned that one of the systems was going to be a raised bed. Is it going to be a shallow absorption trench or a conventional system?

MR. FETHERSTON: A conventional system. That's our preliminary test.

MR. HINES: The highway superintendent's comments on the driveway

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locations.

We did note that two endangered species showed up in the EAF, the Indiana Bat and the Upland Sandpiper. The bird species is just because you're near the airport.

Again we're looking for additional design details, the septic systems and the water system design notes and such.

It needs another submission prior to scheduling a public hearing.

CHAIRMAN EWASUTYN: Pat, Andrew, we'll coordinate with John Paul.

MR. HINES: Yes. We'll copy him on that.

CHAIRMAN EWASUTYN: So Andrew, you'll work with Pat as far as the mailing of the notification letter.

MR. FETHERSTON: Sure.

CHAIRMAN EWASUTYN: So you can resubmit.

MR. FETHERSTON: Thank you.

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

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 15th day of July 2018.

Michelle Conero

MICHELLE CONERO

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

In the Matter of

THE POLO CLUB
(2018-12)

Route 300 & Jeanne Drive
Section 39; Block 1; Lots 1 & 2.12
R-3 Zone

INITIAL APPEARANCE
256 APARTMENTS/SENIOR BONUS DENSITY
SITE PLAN

Date: July 5, 2018
Time: 7:10 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: JAY SAMUELSON

MICHELLE L. CONERO
PMB #276
56 North Plank Road, Suite 1
Newburgh, New York 12550
(845)541-4163

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THE POLO CLUB

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CHAIRMAN EWASUTYN: The third and last item of Board Business is The Polo Club. It's an initial appearance for a 256 apartment/senior bonus density site plan. It's located on Route 300 and Jeanne Drive. It's in an R-3 Zone. Engineering & Surveying Properties, Jay Samuelson is here this evening.

MR. SAMUELSON: Good evening. Jay Samuelson. This is the former project The Polo Club, which we were here back in -- it started in 2006 as a townhouse project. That project has been abandoned and we're looking to move forward with 256 apartments. We're going to take advantage of the senior component for the bonus.

The layout is relatively the same. We still have one main entrance coming in off of Route 300 with emergency access out here. The one major difference is we only do have one crossing of the wetland to get to the back. We're trying to reduce the amount of wetland disturbance that we originally had by creating just one crossing, but we'd make it a boulevard to allow for emergency access to go both ways.

Essentially the other major difference

1 is originally The Polo Club project, when it was
2 a townhouse, was working jointly with the
3 Driscoll project that was across the street to
4 extend the Newburgh sewer trunk. That also is no
5 longer on the table at this point in time. We're
6 looking to do our own sewer treatment plant on
7 site for these units rather than extend the sewer
8 trunk.
9

10 There is a lot more surface parking due
11 to the nature of the development with the
12 apartment buildings. These will be two-story
13 buildings with eight units per floor, so sixteen
14 units per building.

15 Like I said, with the senior bonus, one
16 out of every three over what we're permitted
17 will be a senior component.

18 We're just here for initial sketch plan
19 to talk about it. We know Pat has some comments,
20 and we want to see what comments the Board may
21 have.

22 CHAIRMAN EWASUTYN: Thank you, Jay.

23 Comments from Board Members? John?

24 MR. WARD: The way you have your plan,
25 I know it's rough, try to show more landscaping.

1
2 In the area we have other projects and we know
3 the projects. That's what we're aiming for with
4 any project coming up. The character, that's
5 what I'm asking.

6 MR. SAMUELSON: We'll develop a full
7 landscaping plan for the project. We know there
8 are buffers to some of the other neighboring
9 zones as we are on the zone line there. We will
10 show all of those on the design plans, show the
11 existing buffer. We'll develop full landscaping
12 plans for each building.

13 MR. WARD: You don't show sidewalks.

14 MR. SAMUELSON: We did not show any
15 sidewalks on this plan. We definitely will have
16 sidewalks on at least one side of the street all
17 the way around so there is walkability.

18 I forgot to mention we are proposing a
19 small clubhouse for the entire community.

20 MR. WARD: Is there anywhere for the
21 children?

22 MR. SAMUELSON: There is an open space
23 here which we can use as a playground. It's not
24 designated as such but there is a rather large
25 lot area.

1
2 MR. WARD: I'm a big one for when the
3 kids are going to school, a gazebo or something
4 out by 300. Somewhere for the winter and
5 everything. Shelter.

6 CHAIRMAN EWASUTYN: Dave?

7 MR. DOMINICK: Not at this time.

8 CHAIRMAN EWASUTYN: Ken?

9 MR. MENNERICH: Not at this time.

10 CHAIRMAN EWASUTYN: Stephanie?

11 MS. DeLUCA: No.

12 CHAIRMAN EWASUTYN: Jerry Canfield,
13 comments at this time?

14 MR. CANFIELD: Nothing at this time,
15 no.

16 CHAIRMAN EWASUTYN: Pat Hines, do you
17 want to do an overview of your comments?

18 MR. HINES: Our first comment just
19 addresses that it was previously before the Board
20 as 138 three-bedroom townhouses. The project at
21 that time was connecting to a proposed trunk
22 line.

23 I think you may have gotten a sewer
24 flow acceptance letter from the City of Newburgh.

25 MR. SAMUELSON: I don't think we ever

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actually got one. I don't think we got that far.

MR. HINES: That's good. This would have been the first one we had to recapture. I don't want to give up that allocation to the City if it's not needed.

I know Ken Wersted has been working with your office on the traffic. We'll defer to him on the traffic impacts.

The wetland delineation I think is dated.

MR. SAMUELSON: I think it was approved in 2006 or '07. We'll just get it updated.

MR. HINES: It's more than ten years old, it needs to be updated.

The stormwater facilities need to meet the DEC and Town standards as you design them.

I just explained that they're taking advantage of the senior housing density in the R-3 Zone. It's section 185-48(4). We'll need for you to show compliance with each of those sections.

Also we've seen in the past where, because of the Town's limited size of senior housing, limited to the maximum 1,000 square

feet, it may be difficult for you to design them into the other projects. I don't know if you're planning on putting them in one building.

MR. SAMUELSON: All in one building.

MR. HINES: The building footprint is probably going to change based on that restriction as you move forward.

There are a couple of other sections in there. We would like those added to the notes, how those are going to comply.

I have number 7 there, it's supposed to be Section 185.

We're looking for a narrative to be submitted based on showing the number of senior units because there's a requirement that at least one third of the bonus density units are age restricted.

Section 185-25, multiple dwellings, it states that the site shall be served by public sewer and water facilities. I don't know who makes the call whether the sanitary sewer system is a "public system." I actually deferred to Mike Donnelly to look at that. We need to discuss whether it's a "public" sewer system. It

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doesn't say central sewer system, it says public.

MR. SAMUELSON: If you get into the senior section it says central. They kind of go back and forth.

MR. HINES: You had mentioned the buffering between some of the uses that are required. We'll take a look at that.

The single access road, it's going to be a call for Jerry's office and the jurisdictional fire department. We have some flexibility with those boulevard type entrances. On the previous project you had two crossings of the wetlands so it was more of a loop internal system for emergency services. The plans will be submitted to them for comments.

John mentioned sidewalks. We have that as a comment.

There was a lot line change proposed.

MR. SAMUELSON: That will be proposed with this one as well. It's still two lots.

MR. HINES: Lot consolidation. So right now I only -- so that will need to be done.

There was a large wetland mitigation area on the previous plans.

1
2 MR. SAMUELSON: Like I said, with the
3 two crossings we had a significant amount of
4 wetland disturbance. With the one we're hoping
5 to be close to a tenth of an acre. If we can't
6 stay under, then we obviously will have to do
7 mitigation.

8 MR. HINES: That will shake out as you
9 go forward.

10 There's existing structures on the
11 site. You'll need a demolition permit from the
12 building department and notes on the plans
13 stating that.

14 We'll do a further review once the more
15 detailed plans come in.

16 For the Planning Board, there's a
17 traffic issue Ken is working with, the single
18 access point we need to work through, and then
19 we're going to have to get a firm answer on that
20 public sewer versus central sewer, the language
21 there to make sure that's permitted. I'll defer
22 to Mike Donnelly and probably Mark Taylor on
23 that.

24 MR. CANFIELD: John, also one
25 additional thing. The utilities, the water mains

1 in these buildings need to be sprinklered.
2 That's a substantial cost, but I'm sure that will
3 be in the comments as well.
4

5 CHAIRMAN EWASUTYN: Dave Dominick.

6 MR. DOMINICK: With 256 units what's
7 your target price point?

8 MR. SAMUELSON: I don't know if -- I
9 don't have that answer. The applicant is here.
10 I'll let him answer it. David Weinberg.

11 MR. WEINBERG: The one bedrooms, we're
12 talking about not the senior units but I'll call
13 them market rate units, we're probably looking at
14 around \$1,500 for one bedroom and \$1,800 for a
15 two bedroom.

16 MR. DOMINICK: Thank you.

17 CHAIRMAN EWASUTYN: Pat, it's too early
18 now to circulate intent for lead agency because
19 it's just a sketch?

20 MR. HINES: Yes. We will do the
21 adjoiner's notice now. I'll work with Jay's
22 office and we'll get that together.

23 CHAIRMAN EWASUTYN: At one point in
24 time did we take into consideration that there is
25 a current application before us for the original

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THE POLO CLUB

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Polo Club?

MR. HINES: I thought that lapsed. No?

MR. WEINBERG: It did.

MR. SAMUELSON: We had been here
requesting extensions all along.

MR. HINES: Sooner than later we'll
have to have that application withdrawn.

CHAIRMAN EWASUTYN: Jayne, do you have
any questions?

MS. DALY: No.

MR. SAMUELSON: I don't have any. Thank
you.

MR. WEINBERG: Mr. Chairman,
procedurally when do you go to the Town Board for
the senior -- I know you have to go to the Town
Board to get permission for the senior density.
At what point do you do that?

MR. HINES: When we get the plan --
probably the next submission when we get more
detailed plans. We'll want to see it's 256 units
that prove out engineering wise and then we'll
submit it to the Town Board. They get it and
send it back to us with that approval.

MR. SAMUELSON: With SEQRA we're going

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to do the same thing, just do a consistency statement and see where the differences are, or are we going to start from scratch?

MR. HINES: I thought we were going to do a consistency but I think because of the time and the change of the project we're going to be doing it again. There's so much more parking, it's almost twice the units.

I had a comment that I skipped over. The parking fields, there's quite a bit of parking that's all in a row. That's going to have to be broken up with landscaping. There's like thirty spaces in a line.

MR. SAMUELSON: I believe we have more than we need. I think our original count we were over. Just in our sketch, we were trying to make the deadline.

MR. HINES: We do like to have more than the code requires.

MR. SAMUELSON: For the guest spots.

MR. HINES: I think it requires two per unit.

MR. SAMUELSON: Interior spots.

MR. HINES: It's two per unit.

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CHAIRMAN EWASUTYN: Will this be a
phased development?

MR. WEINBERG: We're talking about a
two-phase development.

CHAIRMAN EWASUTYN: Thank you.

MR. HINES: Two construction sequences,
one approval.

MR. WEINBERG: One approval.

MR. CANFIELD: Not a true phased
project.

MR. WEINBERG: Construction phase.

MR. CANFIELD: A phased project is
something different.

MR. WEINBERG: I'm sorry.

CHAIRMAN EWASUTYN: It's early on but
as the Board mentioned for the Rockwood
subdivision, when we reach that point of the
public hearing we'll try and have as much
information in the lobby --

MR. SAMUELSON: Yes.

CHAIRMAN EWASUTYN: -- early on.

MR. SAMUELSON: Absolutely. Thank you.

MR. WEINBERG: Thank you.

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

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 15th day of July 2018.

Michelle Conero

MICHELLE CONERO

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McNALLY/SIEGEL LOT LINE CHANGE

29

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

- - - - - X
In the Matter of

McNALLY/SIEGEL LOT LINE CHANGE
(2017-12)

Request for a Six-Month Extension
of Conditional Approval
from July 5, 2018 until January 5, 2019

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BOARD BUSINESS

Date: July 5, 2018
Time: 7:20 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
GERALD CANFIELD

- - - - - X

MICHELLE L. CONERO
PMB #276
56 North Plank Road, Suite 1
Newburgh, New York 12550
(845)541-4163

CHAIRMAN EWASUTYN: We have two items of Board Business this evening. Mr. Mennerich will read the first and Pat Hines the second.

MR. MENNERICH: This letter is from Talcott Engineering Design, PLLC. It's dated June 1, 2018. It's addressed to the Town of Newburgh Planning Board, 308 Gardnertown Road, Newburgh, New York 12550, attention John Ewasutyn, Chairman. It's regarding approval extension, McNally/Siegel lot line change, Town project number 2017-12, Section, Block and Lot 43-3-36.21, 82-1-3.2, 3.3 and 3.4, their job number 16154-NBM. "Dear Chairman and Members of the Board, at this time we are requesting a ninety-day extension for the above-referenced project which was given conditional final approval on July 20, 2017. The lawyers are still working on the proposed conservation area. Respectfully yours, Charles T. Brown, PE, President, Talcott Engineering."

CHAIRMAN EWASUTYN: Would someone like to make a motion to grant the extension?

MR. WARD: So moved.

MR. DOMINICK: Second.

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CHAIRMAN EWASUTYN: Motion by John
Ward, second by Dave Dominick. I'll ask for a
roll call vote starting with Stephanie.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

(Time noted: 7:26 p.m.)

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 15th day of July 2018.

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

MEADOW HILL EXPANSION
(Previously known as Golden Vista)
(1999-33)

Discussion of Grading Changes

----- X

BOARD BUSINESS

Date: July 5, 2018
Time: 7:26 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
GERALD CANFIELD

----- X

MICHELLE L. CONERO
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CHAIRMAN EWASUTYN: We'll ask Pat Hines to bring the next one to our attention.

MR. HINES: We received a request from JCM Engineers regarding the Golden Vista project which they call Meadow Hill Road. During the construction phase they noticed that in the area of building 6-A, that the grading for the bio-retention area was right up against the building. You could not walk around the building because of the grading. They proposed to modify that to allow for a flat area so someone could walk around the building, or even emergency services could get around the building. That caused them to have to fill in a portion of what was the bio-retention area, so they had to make the bio-retention area larger. That in turn caused an area that's identified as playground area on the approved plans to become smaller. That's a question for the Board rather than a field change on a grading issue. We discussed it at work session. The existing playground area is 7,511 square feet. The proposed playground area with the modified grading is 6,750 square feet. We don't have a technical issue with it.

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2 They did discuss at work session there
3 was a likelihood they were going to propose a
4 fence between the playground area and the slope
5 to the east, which sounds like it's also a good
6 idea and we would suggest you approve.

7 The plan sheets are dated 13 June 2018,
8 one entitled approved grading, one entitled
9 proposed grading sheets 1 of 1, 1 of 2 and 2 of
10 2. We would recommend that the Board approve the
11 modified grading with the reduced playground area
12 as depicted on the plans, including the fence.

13 CHAIRMAN EWASUTYN: And the fence will
14 be similar to the one that's going around the
15 detention pond now?

16 MR. HINES: It will be similar to the
17 one that's around the proposed pool. The
18 bio-retention area does not have a fence.
19 There's only six inches of deep water. That is
20 not proposed to be fenced I don't believe. I
21 don't see that on the plans. It will be similar
22 to the other fences, four foot high, black vinyl
23 coated, chain link.

24 MR. DOMINICK: I thought he said he was
25 going to have one.

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MR. HINES: There is not one proposed.

MR. DOMINICK: Then he said we'll move
it back because it's awful far to chase a soccer
ball.

MR. HINES: Right.

MR. DOMINICK: It's four foot high.

CHAIRMAN EWASUTYN: Would someone move
for that motion?

MR. DOMINICK: I'll make a motion.

CHAIRMAN EWASUTYN: Dave Dominick. Do
I have a second?

MS. DeLUCA: Second.

CHAIRMAN EWASUTYN: Seconded by
Stephanie. I'll ask for a roll call vote
starting with Stephanie.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

I'll move for a motion to close the
July 5th meeting.

MR. MENNERICH: So moved.

MR. WARD: Second.

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CHAIRMAN EWASUTYN: Motion by Ken.

Second by John. I'll ask for a roll call vote.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

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

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
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blood or by marriage and that I am in no way
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IN WITNESS WHEREOF, I have hereunto
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Michelle Conero

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