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

----- X

In the Matter of

PET HOTEL & DAY CARE FACILITY
(2012-19)

West Side of 9W
Section 9; Block 3; Lot 22.22
B Zone

----- X

SITE PLAN

Date: March 2, 2017
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
CLIFFORD C. BROWNE
STEPHANIE DELUCA
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: THOMAS DePUY

----- X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

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PET HOTEL & DAY CARE FACILITY

2

MR. BROWNE: Welcome to the Town of Newburgh Planning Board meeting. At this time I'll call the meeting to order with a roll call vote starting with Frank Galli.

MR. GALLI: Present.

MS. DeLUCA: Present.

CHAIRMAN EWASUTYN: Present.

MR. BROWNE: Present.

MR. WARD: Present.

MR. BROWNE: The Planning Board has professional experts that provide reviews and technical input on business that's before us. I'll ask them to introduce themselves at this time.

MR. DONNELLY: Michael Donnelly, Planning Board Attorney.

MS. CONERO: Michelle Conero, Stenographer.

MR. CANFIELD: Jerry Canfield, Code Compliance Supervisor.

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

MR. BROWNE: Thank you. At this time I'll turn the meeting over to John Ward.

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MR. WARD: Please stand to say the Pledge.

(Pledge of Allegiance.)

MR. WARD: Please turn off your phones or put them on vibrate.

MR. BROWNE: The first order of business is the Pet Hotel & Day Care Facility, project number 12-19. This is a site plan being represented by DePuy Engineering.

MR. DePUY: I'm Tom DePuy, DePuy Engineering. I have Don Swartz and Charlene. Charlene is in charge of operations and Don is going to be the architect on the project.

Basically this project had been in front of the Board before. We were proposing a building over in this area, economically it didn't work, so we're back in front of the Board looking to put a large addition on the existing pet care area.

This is the veterinarian office over here. Basically we're going to access it at the same access point that exists there today. We are going to change the traffic flow slightly. We're going to bring it in and -- we're going to

1
2 make the cars come in here. There's parking
3 provided here and here. The traffic flow will be
4 around this way for dropping the dogs off,
5 therefore if there's any cueing that occurs, it
6 will occur through this area and it won't cause a
7 back out onto the State highway.

8 Basically the play area is going to
9 remain the same as it is.

10 We do have to put in a sand filter to
11 handle the sewer flow. Also, this building is
12 going to share that same sewer system. It will
13 discharge to the small stream over here, so we
14 will need a DEC permit for discharge of that.

15 Both buildings get their water from the
16 Town's system. One actually comes down through
17 here. The other one actually comes underneath
18 the State highway and services there.

19 Basically I think I'll turn it over and
20 just let him go over the elevations of the
21 building.

22 MR. SWARTZ: Good evening. Basically
23 what we have here are schematic elevations of the
24 building. The top elevation is the south one or
25 the one facing the existing veterinarian office.

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This portion right here is what currently exists. From there, here is the addition to the building. It's a single story at the point of interface with the existing structure and then it goes to a two story on the west side as it digs into the hillside. This is the west elevation. So you can see up at the top of the hill it's a one-story building again from here. The overall height is 32 feet.

Architecturally it's going to -- outside of the scale issues, it's going to address the same materials, window types, configuration, coloration as the existing building.

Again, the west elevation here is from one story to two stories. I'm sorry, south. On the west elevation, one story. As we come around to the north side, again from the west, the topography goes back down so this building -- the building steps down the hillside here. The lower level exits out in this area. Again, the one-story addition to the existing two-story piece.

This is the view from the State

1 highway, the east elevation. A little complex in
2 terms of what you're looking at because there's a
3 variety of building shapes that are further back
4 from the existing structure. Again, you can see
5 how the building masses up and back from the
6 street.
7

8 CHAIRMAN EWASUTYN: Any questions from
9 the Board Members?

10 MR. GALLI: I have none.

11 MS. DeLUCA: No.

12 MR. BROWNE: Nothing.

13 MR. WARD: No.

14 MR. DePUY: One other item is this also
15 involves a lot line change and a lot
16 consolidation. So basically what -- there's
17 three lots that exist out there today. In order
18 to accommodate our access and to prevent the
19 necessity of a variance for side yard setback,
20 we've done a lot line change on this lot, and
21 then we're going to consolidate this lot to this
22 lot, basically in order to facilitate the overall
23 project. There is a lot -- slight lot line
24 change here and then a consolidation of this and
25 this. Just to bring that to everybody's

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attention.

CHAIRMAN EWASUTYN: Tom, the existing building itself is well maintained. The existing building has nice landscaping. Are you going to continue any landscaping along with the addition?

MR. DePUY: Yeah. We'll have landscaping along the front area. As we come down in here we'll put some additional landscaping here and we'll put some landscaping in the island areas.

CHAIRMAN EWASUTYN: You're revised plans will have --

MR. DePUY: A detailed landscape sheet. Yes.

CHAIRMAN EWASUTYN: And the dumpster location that you currently have on the site will continue to service the --

MR. DePUY: Yes. In the rear there.

CHAIRMAN EWASUTYN: Okay. Hours of operation?

MS. SCHAPER: We are twenty-four hours as far as having somebody on the property, but we will only have people coming 7 to 7 which is our daycare hours right now.

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CHAIRMAN EWASUTYN: And that's Monday through Saturday?

MS. SCHAPER: It is. Actually, we do offer daycare on Sundays also. Sunday is 8 to 6.

CHAIRMAN EWASUTYN: So you should revise your EAF to reflect that. Your EAF shows Sundays as being closed.

MS. SCHAPER: Okay.

MR. BROWNE: Your lower right corner, there's some parking going on there now. Is that going to continue?

MR. DePUY: Yeah. That's where the employees park. That will continue to be used by the employees. Then there's a path over here that goes over to the facility.

MR. BROWNE: That foot bridge --

MR. DePUY: Yeah, the foot bridge.

MR. BROWNE: Okay.

CHAIRMAN EWASUTYN: John?

MR. WARD: No.

CHAIRMAN EWASUTYN: Pat Hines?

MR. HINES: We have some comments. On the lot line table, lot 22.1 is referenced twice.

MR. DePUY: Yeah, yeah. I got a red

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line on that one. I saw that.

MR. HINES: There needs to be notes and arrangements to Mike Donnelly's satisfaction to have the site operate as a unified site plan, and they need to be tied together because of the shared parking or the parking all on one lot versus the other. So you'll have to work with Mike Donnelly to have that unified.

MR. DePUY: Shared parking agreement.

MR. HINES: We have a unified site plan from some other ones that we can probably use.

MR. DePUY: Okay.

MR. HINES: The next comment has to do with the gravel parking lot in the northeast portion. We do have to circulate to the DOT as the project accesses the State highway. They may comment on that wide open area right now with no -- I don't know what they're going to do. We're going to defer to them on the use of that, whether they want it curbed or to make an access point in there. It's kind of wide open right now, uncontrolled.

I have a couple comments on the EAF as well that you can just modify.

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The next comment just references the lot line change that we talked about at work session. That does eliminate the need for the variance for the side yard for the new structure.

There needs to be a variance for the front yard encroachment for the existing kennel portion. It's pre-existing but by changing the lot line and adding to the site plan it loses it's protection. This does need to get referred to the Zoning Board for that. That's not self-created like the side yard would have been.

MR. DePUY: We actually had gotten a variance for that previously. With us changing the lot line we have to go back?

MR. HINES: I believe so, yeah.

The handicap parking, right now there's two handicap parking spaces proposed in front of the vet hospital but there's nothing to support the daycare area.

MR. DePUY: Okay.

MR. HINES: There needs to be some kind of connection from the parking lot to that building. I think the only at-grade entrance is that front entrance. The rest have stairs

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associated with them. Possibly one of those parking spots may need to get turned into a handicapped --

MR. DePUY: Yup.

MR. HINES: -- to address that.

There's a note stating that the map can be filed with the County office. That doesn't need to be there. We're not filing the site plan with the County.

The same unified site plan legal documents need to address the shared sewer as well. You don't need the transportation corporation for that, do you?

MR. DePUY: I don't think it's necessary.

MR. HINES: It may not be.

MR. DONNELLY: It's just serving this one site?

MR. HINES: One site but two parcels.

MR. DONNELLY: I'll check.

MR. HINES: The septic system you're proposing, or the sewage treatment system with the surface discharge will need to go to DEC. The Board is going to make it's intent for lead

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agency tonight. We'll be the involved agency along with the DOT. County Planning will also be involved.

We just noted that pedestrian scale lighting has been provided. DOT and County referrals.

We're going to defer review of the septic system to DEC. We're not going to review that. It's under their jurisdiction on the surface discharge.

Soil erosion, sediment control and stormwater, that's lacking on the plans right now.

MR. DePUY: We were waiting to see if there were any modifications to the site. We'll provide that along with the landscaping plan.

MR. HINES: Okay. There's a substantial retaining wall to the west of the new addition. We need details on that. Anything higher than four feet will require a building permit.

There is a detail that's going to be needed on the future plans for the stairway at that same location.

Future submissions need a landscaping

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plan.

I think the actions tonight would be notice of intent for lead agency and referral to the ZBA, if the Board desires.

CHAIRMAN EWASUTYN: Okay. Jerry Canfield, Code Compliance?

MR. CANFIELD: We don't have anything additional.

CHAIRMAN EWASUTYN: Pat, the referral to the ZBA is for a front yard?

MR. HINES: Yeah. Existing setback front yard, 40 is required where 30 is existing.

CHAIRMAN EWASUTYN: Michael?

MR. DONNELLY: I'll prepare the letter.

CHAIRMAN EWASUTYN: Okay. At this point I'll move for a motion to declare our intent for lead agency for the Pet Hotel & Day Care center site plan located on Route 9W in a B Zone.

MR. GALLI: So moved.

MR. BROWNE: Second.

CHAIRMAN EWASUTYN: I have a motion by Frank Galli. I have a second by Cliff Browne. I'll ask for a roll call vote starting with Frank

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Galli.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. BROWNE: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye. Motion
carried.

MR. DePUY: Is it all right if we work
concurrent through the Planning Board and the ZBA
on the project?

CHAIRMAN EWASUTYN: Yes.

(Time noted: 7:07 p.m.)

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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 20th day of March 2017.

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

TERRIZZI SUBDIVISION II
(2017-07)

Terrizzi Drive
Section 4; Block 2; Lot 5.4
RR Zone

----- X

FOUR-LOT SUBDIVISION

Date: March 2, 2017
Time: 7:08 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD C. BROWNE
STEPHANIE DELUCA
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: CHARLES BROWN

----- X

MICHELLE L. CONERO
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MR. BROWNE: The next item of business we have is Terrizzi, project number 17-07. This is an initial appearance for a four-lot subdivision being presented by Christopher Terrizzi -- no. Charlie Brown.

MR. BROWN: Chris is here too but I'll be handling the presentation.

MR. BROWNE: Thank you.

MR. BROWN: This is a residual piece left over from a subdivision that was filed in 2010. The proposal is to create three new building lots. It's in an RR zone.

They'll have individual wells and septics.

The three lots will be serviced by a common driveway.

The remainder, four acres, is going to be deeded to the Town. We will be providing the paperwork, I guess to Mike for that.

MR. DONNELLY: The Town Board is going to have to agree to take it.

MR. BROWN: That's already in the works.

MR. DONNELLY: Mark Taylor will review

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the paperwork.

MR. BROWN: Okay. It's a common drive off of Terrizzi Drive which is a private road.

All the lots meet zoning for the AR -- the RR Zone, which is two acres.

CHAIRMAN EWASUTYN: Any questions from Board Members?

MR. GALLI: You're transferring to the Town four acres?

MR. BROWN: Yes. There's also another parcel here to the south. As part of that we're going to ask that the rec fees be waived because we are giving the property over to the Town.

MR. GALLI: Are you selling it to them or deeding it over to them?

MR. BROWN: What?

MR. GALLI: Are you selling it to them or giving it to them?

MR. TERRIZZI: The four acres. We're donating that, yes.

MR. GALLI: What about the other sixteen?

MR. TERRIZZI: The other sixteen is a partial purchase with a partial donation.

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MR. BROWN: John Terrizzi, the owner of the property. Sorry.

CHAIRMAN EWASUTYN: Stephanie, any questions?

MS. DeLUCA: No.

CHAIRMAN EWASUTYN: The road that's been established is a nice road.

MR. BROWN: Yes.

CHAIRMAN EWASUTYN: Street trees and so on and so forth.

I guess the Board was kind of curious as to why three-bedroom homes as compared to four bedrooms.

MR. TERRIZZI: I guess no particular reason. That's probably the max size that we were looking at there.

MR. BROWN: The lots are going to be built by family members.

MR. TERRIZZI: We don't anticipate any more than that.

CHAIRMAN EWASUTYN: Okay. Cliff Browne?

MR. BROWNE: Well that was a question. And we also discussed the width of the road, the

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driveway coming in.

MR. BROWN: The driveway. We got Pat's comments. We will widen that out.

MR. BROWNE: That's all.

MR. WARD: And that was my question. Thank you.

CHAIRMAN EWASUTYN: Jerry Canfield, any questions at this point?

MR. CANFIELD: No questions. We just talked about, Charlie, the common driveway having a road name. Not necessarily to be built to private road specs but just a name.

MR. BROWN: What I'll do is -- I don't know if you guys know the house numbers on Terrizzi Drive and if there's a gap number in between. If there is a gap in between the house numbers on Terrizzi Drive, we'll call it Terrizzi Drive such and such. We'll have to find out what the 911 addresses are. We'll come up with a proposed road name and submit that to the Town Board for approval.

MR. CANFIELD: That's good. That's all I have, John.

CHAIRMAN EWASUTYN: Thank you.

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Pat Hines?

MR. HINES: The Town Board, in the process here, will also have to approve the three lots on a common driveway.

MR. BROWN: Right.

MR. HINES: We're looking for information that the Town is going to accept the fourth lot as there's no development area shown. As long as they're taking it, that's fine. We'll need an indication.

You talked about the driveway width. Twelve feet won't allow two vehicles to pass.

MR. BROWN: It's sixteen feet for the majority of it.

MR. HINES: If that can just continue.

The next one notes that all the septic systems are designed for three-bedroom houses. You indicated that the owners are aware of that. Often times we see that design and then they come back in and show the building department four-bedroom houses. Just making the Board aware of that.

We're requesting the typical note that says the septic systems will be staked in the

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field prior to construction. They're right at the ten-foot property line setback limit.

We need a surveyor of record on the plans.

A common driveway access and maintenance agreement. Note 6 identifies the Terrizzi Drive maintenance agreement will be amended, but I think you need both of those to happen.

Also a hydraulic connection connecting the wetlands. It looks like the wetlands drain in a north to south direction.

MR. BROWN: Yes. Towards the lake.

MR. HINES: It looks like there will need to be a pipe installed there so you don't create a dam with the roadway.

I think that's all we have.

Oh, the critical environmental area. This is located in the Town's critical environmental area, being in the reservoir area. You did provide a long form EAF. It does require circulation for lead agency because it makes it a type I action, being in the Town's reservoir critical environmental area. So we do have to

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circulate to DEC as part of the lead agency
circulation.

MR. BROWN: Do you have enough drawings
or do you need an additional set?

MR. HINES: I have a complete set.

CHAIRMAN EWASUTYN: Do you have enough?

MR. HINES: Yes.

CHAIRMAN EWASUTYN: More out of
curiosity, the common driveway will have what
kind of finished surface? Will you continue with
the asphalt or will it be stone?

MR. TERRIZZI: Most likely stone.

CHAIRMAN EWASUTYN: Any additional
questions or comments?

(No response.)

CHAIRMAN EWASUTYN: Michael, do you
have anything to add?

MR. DONNELLY: No.

CHAIRMAN EWASUTYN: Then I'll move for
a motion to declare our intent for lead agency
for the Terrizzi four-lot subdivision located on
Terrizzi Drive off of Route 32 in an RR Zone.

MR. WARD: So moved.

MR. GALLI: Second.

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CHAIRMAN EWASUTYN: A motion by John Ward. A second by Frank Galli. I'll ask for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. BROWNE: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye. Motion carried.

MR. GALLI: John, do we have to vote on the rec fees?

MR. HINES: That's the Town Board.

MR. DONNELLY: That will come later.

MR. BROWN: That's the Town Board.

Thank you.

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

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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 20th day of March 2017.

Michelle Conero

MICHELLE CONERO

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HURLBERT TWO-LOT SUBDIVISION

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

----- X
In the Matter of

HURLBERT TWO-LOT SUBDIVISION
(2017-09)

Pressler Road
Section 4; Block 2; Lot 41.22
RR Zone

----- X

TWO-LOT SUBDIVISION

Date: March 2, 2017
Time: 7:15 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD C. BROWNE
STEPHANIE DELUCA
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: CHARLES BROWN

----- X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

MR. BROWNE: Next up is Hurlbert Two-

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Lot Subdivision, project 17-09. This is an initial appearance for a two-lot subdivision being prepared and represented by Talcott Engineering, Charles Brown.

MR. BROWN: Thank you. This is a 40.2 acre parcel that Eric Hurlbert bought early last year. He came to us to design a septic system and a house for him. That's under construction. It's very close to getting the CO. Then he came in and asked us to cut that lot out of the balance of the property. At this time he has no intention of doing any development with the balance of the property. It does have a fifty-foot access. This project is not included in the future subdivision. He's an outdoorsman and he likes to hunt and what not on the rest of the property.

The existing house has a well and septic that we designed for the building permit application for that. We designed a septic and well for the proposed house on the balance of the property per the Town's current policy on the remaining parcels.

By the way, a tiny piece of the

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property, this corner right here, is in the Town of Plattekill, Ulster County. Based upon that we're going to have to, I guess, submit to Orange County Planning Department and Plattekill.

MR. HINES: Yes. We talked about that at work session. We're going to do that coordination. When we send the 239 to the County we'll also send it to Plattekill to make sure they are going to defer -- we'll request what they want to do to make sure you don't have to make an application to them as well. The County tax map department is going to want an indication from them too, I think, when they file the map. We'll coordinate that when we do the 239 referrals.

MR. BROWN: Okay.

CHAIRMAN EWASUTYN: Pat, similar to the Terrizzi Drive subdivision, this is in an RR Zone. Does that mean this is a type I action also?

MR. HINES: Yes. Any action in that critical environmental area is.

CHAIRMAN EWASUTYN: Would that also require that we declare our intent for lead

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agency?

MR. HINES: Yes. The significance of that is you need a long form EAF and it makes DEC involved in the SEQRA process.

CHAIRMAN EWASUTYN: Frank Galli, questions?

MR. GALLI: No additional.

CHAIRMAN EWASUTYN: Stephanie?

MS. DeLUCA: No.

MR. BROWNE: No.

MR. WARD: No.

MR. BROWN: We just submitted a short form.

MR. HINES: We have to have a long form.

MR. BROWN: Okay. The same thing as on the other one.

MR. HINES: The other one you did send the long form.

MR. BROWN: Okay. You think three additional sets for the distribution?

MR. HINES: Yes.

CHAIRMAN EWASUTYN: Then I'll move for a motion to declare our intent for lead agency

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for the Hurlbert two-lot subdivision located on
Pressler Road in an RR Zone.

MR. GALLI: So moved.

MR. WARD: Second.

CHAIRMAN EWASUTYN: Motion by Frank
Galli. Second by John Ward. I'll ask for a roll
call vote starting with Frank Galli.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. BROWNE: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Myself. So carried.

MR. BROWN: Thank you.

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

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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 20th day of March 2017.

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

LAKESIDE SENIOR HOUSING
(2016-19)

21 Lakeside Road
Section 86; Block 1; Lots 39.22 & 39.23
IB Zone

----- X

COMMERCIAL SITE PLAN

Date: March 2, 2017
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
CLIFFORD C. BROWNE
STEPHANIE DELUCA
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: BARRY MEDENBACH

----- X

MICHELLE L. CONERO
10 Westview Drive
Wallkill, New York 12589
(845)895-3018

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MR. BROWNE: Next is Lakeside Senior Housing, project number 16-19. This is a commercial site plan being represented by Medenbach & Eggers.

MR. MEDENBACH: Barry Medenbach, engineer. We were here in November. Since then we've resubmitted a more full set of plans.

This basically is the landscaping plan that we just blew up a little bit for illustration tonight.

This is property that's located adjacent to the Ice Time sports complex. There's a road that comes in off of Lakeside Road, which I think most of the Members here are familiar with it. Basically very little change.

What we did is detailed the engineering for the lots, the parking area, the drainage, lighting. This is our stormwater basins. We have three basins, one over here, one here and one here. These two discharge into the State wetlands, this one discharges into the Army Corp wetlands.

The only change that we really made is the access, emergency access driveway which we

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have a right-of-way into the Ice Time property. Originally we tried to pull it over so it was not in the hundred foot adjacent area of the State wetland but that became a little complicated. We got more topographic data. We'd have to put quite a bit of fill in and it would push that fill into the Army Corp wetlands. This area is actually already graded and level and we felt that the DEC wouldn't have a problem with us putting a driveway in this location. We still have to file with the DEC to get permission to put that connecting driveway in the adjacent area.

CHAIRMAN EWASUTYN: What's the width of the driveway?

MR. MEDENBACH: Twenty feet.

The landscaping. We tried to put a lot of detail into the landscaping. We also provided some outside areas, like a picnic area where it's quite level. These have become more like landscaped features, the ponds. It will be kind of like a sitting area over top of that. We also designed a foot path that would go in around the facility. This is the top of the hill here where

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we put a little gazebo. It could be a sitting area. That's part of some of the recreation we would do for the building.

There's inside exercise rooms and some outside gathering areas.

All the entrances, front and back, would have a covered area with benches for gathering.

I'm not sure what else I can say about the project.

CHAIRMAN EWASUTYN: The ponds will be fenced?

MR. MEDENBACH: No. They don't need to be fenced. They have safety fences around them.

CHAIRMAN EWASUTYN: Do the ponds need to be fenced?

MR. HINES: They're not required to be fenced. If they were going to be owned by the Town they would be. These are going to be on the site plan. There are DEC requirements, as you just mentioned, the safety bench, 1 on 5 slope maximum.

MR. MEDENBACH: In other words, around the perimeter there's a very shallow water area.

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It's not deep water. It's a foot to eighteen inches of water. That would be heavily vegetated. It's not the kind of thing where somebody is going to try to jump in and go swimming or something.

CHAIRMAN EWASUTYN: Not at seventy years of age anyway.

MR. MEDENBACH: But you never know at seventy.

CHAIRMAN EWASUTYN: Thank you. I'll give it some thought when I'm bored some day.

MR. MEDENBACH: A really hot summer day.

CHAIRMAN EWASUTYN: Bring a friend along with me. I just need an ID badge, that's all.

Frank Galli?

MR. GALLI: No additional.

MS. DeLUCA: I'm good. Thank you.

MR. BROWNE: I'm good for now. Thank you.

MR. WARD: With the path and everything else, I'm looking at straight boxes. Are you going to do more showing like a patio area or --

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MR. MEDENBACH: Well we do. We have the entrances, which they haven't really provided a detail but we can. It's a large covered entrance area. You know, it has plantings around it and we put benches on either side. I just know from experience from my parents who lived in a senior type housing, they had like gathering areas. There would be a gathering area at each one of the entrances. Also the central lobby with the elevator going up has gathering areas inside. So there's a lot of that just right there in the house. Then outside we created this picnic area which will be a mowed lawn area with some picnic area. Also the gazebo area on the hill. It's heavily wooded over here. It's really quite nice. In fact, this whole property is heavily wooded, you know, overlooking the wetland. To walk along this path is kind of a nature trail.

MR. WARD: Just an idea. I know people are moving into nursing homes and here this is senior citizen, it's the next step, but at the same time they're home, they fool around with gardens and all. A lot of times they have,

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including in the city, little areas --

MR. MEDENBACH: You mean a community garden for the residents?

MR. WARD: Yes.

MR. MEDENBACH: That would be easy to put in. Sure.

MR. WARD: That's a big feature.

MR. MEDENBACH: We have one in Newport where we did that. I'll make a note of that.

MR. BROWNE: Good idea.

CHAIRMAN EWASUTYN: Jerry?

MR. CANFIELD: Previously when we looked at it, the concept plan we had discussed about the fire lanes, the access roads. Barry has since broadened those lanes. They went from twenty-four to twenty-six feet as required around the buildings. There is good accessibility there.

Part of Pat's comments, we'll need -- there's a six-inch water main that's being proposed to be brought in which will have to go to the County for a main extension and approval. But also consideration should be given to if that is large enough for pressure and volume to supply

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the sprinkler systems in the building. At some point hydraulic calculations will be needed versus the system demand and loading to make sure that it's adequate.

MR. MEDENBACH: Right. Normally that would be done when we designed the building for the building permit. We would hire a sprinkler engineer to design the sprinkler systems. I mean I've had six-inch mains going to bigger facilities than this. I would think that's large enough but I'll look into that and try to get some preliminary flow requirements for that. I think the hydrant flow itself would exceed the sprinkler demands, but I'll verify that.

MR. CANFIELD: Okay. Thank you.

We also talked about, in the soil erosion control plan, there are phases on the plan.

MR. MEDENBACH: Yes.

MR. CANFIELD: Perhaps you can explain that, what that is and what phases --

MR. MEDENBACH: Sure. I can put that up. Well, under the soil erosion sediment control regulations you're not allowed to disturb

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2 more than five acres at a time. We would have --
3 I think we're eight, if my memory serves me
4 right. So we figured we wouldn't start all three
5 buildings at the same time. One building would
6 be built, this area would be fully stabilized
7 before this one started, and likewise for this
8 one. So we broke it down to phase 1, 2, 3,
9 really for construction sequence. It does set up
10 that utilities will work for this one and the
11 same thing for here, and the third one could be
12 added. So it's not like the earlier ones are
13 dependent on anything that needs to be
14 constructed in the later phases.

15 MR. CANFIELD: In that concept or that
16 approach, then you only have one hydrant, you
17 know what I mean. Typically you would see, in a
18 site like this, that they would put the utilities
19 in first and they're there and functional. So
20 here, though, you're going to only put the
21 utilities in for that building.

22 MR. MEDENBACH: Well the sewer pump
23 station is -- we're over here. So that would be
24 able to serve all three buildings. And the water
25 main would be brought in. Did we show the water

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on this plan?

CHAIRMAN EWASUTYN: You did on the other one.

MR. MEDENBACH: I don't remember exactly. If you think we need another hydrant, we'll do that.

MR. GALLI: I think what he's saying is you've got to bring the water main in --

MR. MEDENBACH: We would bring it into a hydrant at least.

MR. HINES: The second hydrant is in front of the third building.

MR. MEDENBACH: If you felt that was necessary to start the phase, we'd extended the water main all the way.

MR. HINES: My office would be willing to consider the five-acre waiver for the site.

MR. MEDENBACH: I don't think the State will do that. The DEC will not do that.

MR. HINES: The waivers come locally now. We would be willing to entertain that.

MR. MEDENBACH: Okay. So you're saying the Town. Have you done that before?

MR. HINES: Absolutely.

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MR. MEDENBACH: Okay.

MR. HINES: We have buildings bigger than five acres getting built in the Town.

MR. MEDENBACH: I imagine.

MR. HINES: DEC used to issue them but in 2012 or so, the addition of the regulations, it was deferred to the regulated MS-4.

MR. MEDENBACH: That's a good thing. I'm certainly not going to argue with that. I had been told by the DEC there's no way.

MR. HINES: They won't. They don't do it anymore. We can look at that, if it helps the constructibility of the project. It's certainly a valid reason.

MR. MEDENBACH: Sure.

MR. HINES: If it is truly a phasing plan, if you're looking for COs on individual buildings and not all three at once, we'll need an actual phasing plan that shows each of the buildings standing alone. I know you said construction phasing but we want to make sure, if it's truly phased --

MR. MEDENBACH: We're not that far along yet. I would just think one building would

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be completed. COs would be issued sequentially. They wouldn't be all issued at the same time.

MR. HINES: For the Planning Board and for Jerry's office we'll need an actual phased plan that they know what improvements are going to be in for each building to get a CO.

MR. MEDENBACH: That's easy enough to develop.

MR. GALLI: What about the height of the building, Pat?

MR. HINES: I remember at work session we discussed about bulk table requirements for seniors in the IB Zone. Mr. Medenbach had reminded us last time there is no bulk table requirements in the IB Zone for senior housing. I'm assuming they're three stories so they're going to be somewhere around 35 feet or less I would assume.

MR. MEDENBACH: That's about right.

MR. GALLI: 35 feet.

MR. MEDENBACH: It might be 38 or something. They're not much more than that. I would have to look at your definition of what the height is. I can come back with that and tell

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you what the exact height is.

MR. CANFIELD: While we're also talking about the water line, just to go back, one of Pat's comments was about the hydrant locations. As you have them proposed they may need to be re-examined to better facilitate the project. You'll probably need another hydrant added and to the other side of the road instead of being right up by the building. You don't want to have a hydrant right there. There's also a requirement to have a hydrant within, I believe it's 50 to 75 feet of the fire department connection. So, you know, just drop them down and perhaps put one at each building. General spacing is like 500 feet. In this case the exception would be I'd be looking for like around 300, 350.

MR. MEDENBACH: You'll be making that decision?

MR. CANFIELD: Yes.

MR. MEDENBACH: I can send you a sketch.

MR. CANFIELD: Yes. We can work on that.

That's all I have, John.

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CHAIRMAN EWASUTYN: Pat Hines?

MR. HINES: Our first comment has to do with we noted also that the emergency access encroached into the DEC's regulated adjacent area, so a permit is needed. My office is currently reviewing the drainage report. Hydrant locations per Jerry's office.

A City of Newburgh flow acceptance letter will be required. The process there is that you put together a narrative report for Jim Osborne identifying the proposed hydraulic loading from the site, that's forwarded on to the City of Newburgh and they have the process where they'll send a letter back.

MR. MEDENBACH: That's just for water?

MR. HINES: For sewer.

MR. MEDENBACH: Sewer.

MR. HINES: The Town's collection system is tributary to the City of Newburgh's sewer plant. It's more of keeping track of the Town's capacity at the plant.

We just discussed the six-inch water main.

At work session I identified to the

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2 Board that twenty-five foot light poles are
3 provided. They seem appropriate for the scale of
4 the parking lots. Typically in some of these
5 senior complexes we see more pedestrian scale
6 lighting. There's a couple of those on the site.
7 Because of the site layout and loop road around
8 the building, the parking lots are rather large
9 and more conducive to the higher light pole. If
10 you put smaller light poles you're going to need
11 more of them.

12 We'll need standard water and sewer
13 notes added to the plans. I can provide those to
14 your office.

15 You show thrust blocks on the water
16 mains. The Town does not allow those. We'll need
17 restraint joint pipes and a restraint joint pipe
18 chart.

19 The water service into the building
20 needs to be designed such that when the sprinkler
21 systems are turned off the potable water to the
22 building is turned off.

23 MR. MEDENBACH: Just one valve shuts
24 both lines off?

25 MR. HINES: One valve shuts both lines

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off and then you can have a separate on the potable. So the main line coming in has one valve and the potable can come off after that. You can turn the potable off without the sprinkler but if the sprinkler is off it's just an indication that the fire suppression systems are off.

We'll be looking for a design report for the sanitary sewer pump station with engineering details.

Your typical drop curb detail just needs a little work. You have a really long drop curb at the, I want to say western portion of the site -- southern portion of the site. You have a detail that says eighteen max. I think it's thirty-five that you have the drop curb.

MR. MEDENBACH: I just find that that design of where you have the handicap area, you just drop the whole curb and it's much more convenient.

MR. HINES: I think it's more where you have your sheet flow to your bio-retention area.

MR. MEDENBACH: You mean for drainage?

MR. HINES: I'm okay with that. Your

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detail says eighteen max. That just needs to be revised.

MR. MEDENBACH: Got you.

MR. HINES: A typical bio-retention detail should specify the type and soil, the four foot that meets the DEC design guidelines.

MR. MEDENBACH: Sure.

MR. HINES: We're going to need to send for lead agency. The DEC wasn't in the mix last time because you didn't need the permit. Now they are an involved agency so we'll need to revise that notice of intent for lead agency.

Jerry had mentioned that the water system with hydrants needs Orange County Health Department approval because of the hydrants.

CHAIRMAN EWASUTYN: Pat, would you make mention to the adjoining property?

MR. HINES: I do have that. This is the first time you're back with the detailed plans. Prior to coming back before the Board again there's a requirement for a mailing to the adjoining property owners. It's separate from the public hearing notice that you'll be working towards in the future. Ten days prior to coming

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2 back to the Board -- a minimum of ten days -- the
3 adjoining property owner notification is
4 required. I will prepare that notice and get you
5 the mailing list from the assessor. I'll get it
6 to your office. You address the envelopes, stamp
7 them, seal them and they get delivered to the
8 Town Hall with just first class postage.

9 MR. MEDENBACH: That's for every time I
10 come back to the Planning Board?

11 MR. HINES: No. It's just a
12 notification to the neighbors that the plan is
13 before the Board.

14 MR. MEDENBACH: Just once. Okay.

15 MR. HINES: You'll do it again for the
16 public hearing requirements. Just one time to
17 let the neighbors and the adjoining property
18 owners know -- it's actually a 500 foot radius --
19 that there is this project before the Board.
20 Keep them from showing up at the public hearing
21 after a year of review thinking this is the first
22 time the Board saw the project. It is just first
23 class mail. It's not certified. The Town
24 actually does the mailing when you provide them
25 to the supervisor's office.

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MR. MEDENBACH: Sure.

CHAIRMAN EWASUTYN: Cindy Martinez,
Gil Piaquadio's assistant, is the point person on
that.

MR. MEDENBACH: Okay. Who was that
again?

CHAIRMAN EWASUTYN: Cindy Martinez.

MR. HINES: In the supervisor's office.

CHAIRMAN EWASUTYN: Her number is
564-4552 if you need to speak with her.

MR. MEDENBACH: For the mailing.

CHAIRMAN EWASUTYN: Just give her a day
or two notice that you'll be coming in.

MR. HINES: Just the last thing. I
know you're not ready yet but architectural
review will be required prior to final review as
well.

MR. MEDENBACH: Right. We have
preliminary plans we had submitted with the first
submission. I don't know if anybody had any
comments on them.

CHAIRMAN EWASUTYN: I think we'll look
at that again. We have a new Board Member, so it
would be appropriate to go through the review

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process again.

John Ward?

MR. WARD: A few questions. Your parking lot lights, they're going to be twenty-five feet?

MR. MEDENBACH: Yes.

MR. WARD: What's the code?

MR. HINES: It's not a code. Your design guidelines call for pedestrian scale lighting where you can have it. These are rather large parking lots. They're not pedestrian scale parking lots. They're big. That means you have 106 units I think.

MR. MEDENBACH: 102.

MR. HINES: So there's quite a bit of parking there.

MR. MEDENBACH: The only reason we're that high is you get a much nicer, uniform spreading of light when you're that high. We've had them where we were forced to bring them down to eighteen feet. I had one at fourteen feet.

You get hot bright spots underneath them and shaded areas or you put more of them. You wind up with these hot spots. In a parking lot like

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this, the twenty-five feet seems to work really well. The buildings are tall, too.

MR. HINES: They're kind of directional down lit.

MR. MEDENBACH: They're fully shielded.

MR. WARD: My other question was your driveway coming in from Lakeside, how wide is that?

MR. MEDENBACH: That's twenty-six feet actually.

MR. WARD: What I'm asking is, if possible, when you set up the plans and all, have a walkway, a striped walkway on the side.

MR. MEDENBACH: We could add that.

MR. WARD: That's what I'm asking.

MR. MEDENBACH: We talked about that at the last meeting.

MR. WARD: I emphasized sidewalk but at least they have a walkway to go out.

MR. MEDENBACH: We don't have any problem doing that. We talked about that at the last meeting and I thought it was the Board's opinion there was really no place to walk to out there.

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MR. WARD: Like I say, everybody has their own ways of doing things. I know a lot of people are walkers.

MR. MEDENBACH: Yup.

MR. WARD: They're walking around the mall. They could be walking everywhere.

Another thing was are you going to have pets?

MR. MEDENBACH: Excuse me?

MR. WARD: Are you having pets in the buildings?

MR. MEDENBACH: That's part of management in the future.

MR. WARD: The reason why I say, if you do you have, to have a place for the pets to be outside, too, just in case.

MR. MEDENBACH: That will be up to whoever manages it. We're not going to manage this facility.

CHAIRMAN EWASUTYN: Mike?

MR. GALLI: I have one comment. In future submissions can we get a full set of plans?

CHAIRMAN EWASUTYN: That's fine.

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MR. GALLI: It's tough following that little thing.

MR. BROWNE: I don't know if we talked about it. Did you talk about signage for this facility?

MR. MEDENBACH: Do we have signage?
No.

MR. BROWNE: No signage all?

MR. MEDENBACH: We have not proposed any.

MR. BROWNE: Are you going to propose any?

MR. MEDENBACH: We probably want some kind just to direct people in here. I don't know if it pays to put a sign all the way internally.

MR. BROWNE: The only reason I'm bringing it up is we don't have any road frontage on this.

MR. MEDENBACH: Exactly.

MR. BROWNE: If you're thinking about that, and I'm not sure where we're going legally, but you may have to go to the ZBA.

MR. DONNELLY: You would.

MR. MEDENBACH: Right now we're

1
2 assuming we're not going to have a sign. We're
3 going to have to get some kind of directional
4 sign. I know sometimes through DOT you can get
5 those little blue signs that tell you there's a
6 facility. We'll probably end up with something
7 like that. I mean these would be residents, they
8 would know where they live once the apartments
9 were rented. You don't really need a sign. We
10 decided we don't have the property out there
11 where we can just say we're going to put a sign
12 here. We don't know if we'd get any cooperation
13 from the hotel owner, so we just --

14 MR. BROWNE: Your plan as of now is no
15 signs. Okay.

16 MR. MEDENBACH: We don't have one in
17 the proposal right now. If that becomes an issue
18 in the future, we'll have to get a variance or
19 whatever we need to do to get a sign.

20 MR. HINES: They have no road frontage
21 for the linear foot or square footage of sign,
22 and they would also have an off site sign which
23 is not permitted.

24 CHAIRMAN EWASUTYN: Jerry, the code as
25 far as the temporary office for rental leasing,

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that's standard?

MR. CANFIELD: Yeah. Typically with occupancy like this or residential it's been permitted.

Just for clarification also, John Ward's question; Barry, I think you had said the entrance road going out to Lakeside is twenty-six feet.

MR. MEDENBACH: Yes.

MR. CANFIELD: These plans indicate twenty feet. The access road around internally is twenty-six?

MR. MEDENBACH: Yes. I think we measured that. I was surprised to find the pavement is -- I think it shows on our detail. I'll look into that.

MR. HINES: I just scaled the plan here quick. It meets the code.

MR. CANFIELD: Just for clarification.

MR. HINES: Twenty meets the code.

MR. MEDENBACH: I physically measured it and I was actually surprised. We do have a detail out there where we're connecting the sewer and water. I'm pretty sure -- yeah, I don't see

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a dimension on there. I could scale it. I'm pretty sure that road is twenty-six feet. I remember being surprised.

MR. HINES: It's scaling twenty right now.

MR. MEDENBACH: Do I say twenty somewhere?

MR. HINES: No. I have a scaler.

MR. MEDENBACH: On which sheet?

MR. HINES: Sheet 4 of 17.

MR. MEDENBACH: Which one?

MR. HINES: On the twenty scaled sheet. Sheet 4 of 17. I just picked a spot and measured it.

MR. MEDENBACH: Let me look into that.

MR. HINES: As far as the fire access code, it meets the code.

MR. MEDENBACH: Right.

MR. HINES: It doesn't address Mr. Ward's comment regarding the walking.

MR. MEDENBACH: I'll get more verification on that.

CHAIRMAN EWASUTYN: Mike Donnelly, direction for the Board?

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MR. DONNELLY: I think the notice for intent is the action we should take tonight.

CHAIRMAN EWASUTYN: Any additional questions or comments?

(No response.)

CHAIRMAN EWASUTYN: Okay. Having heard from Attorney Mike Donnelly, I'll move for a motion to declare our intent for lead agency for the Lakeside Senior Housing site plan located on Lakeside Road in an IB Zone.

MR. GALLI: So moved.

CHAIRMAN EWASUTYN: Motion by Frank Galli.

MR. BROWNE: Second.

CHAIRMAN EWASUTYN: Second by Cliff Browne. I'll look for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. BROWNE: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

MR. HINES: Barry, I need a complete set of all the documents that you submitted to

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send out with the lead agency. Just one.

MR. MEDENBACH: One full set.

MR. HINES: Full set, drainage application and everything.

MR. MEDENBACH: How about the drainage report?

MR. HINES: Yeah, I'm going to need that.

MR. MEDENBACH: It's like 130 pages.

CHAIRMAN EWASUTYN: Just a comment. I'm surprised you show no evergreen trees and -- the deciduous trees but no evergreen trees. Any reason?

MR. MEDENBACH: I'll have to ask my designer that.

CHAIRMAN EWASUTYN: It's rather unusual. The up side to deciduous versus -- unless they're resistant you may not have anything for the first five or six feet. It's unusual white pines or spruce or something like that are shown. If possible, rather than noting gallonage, could you specify the height of the plants?

MR. MEDENBACH: Sure.

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CHAIRMAN EWASUTYN: Gallons leaves you kind of wondering.

MR. MEDENBACH: We can add some evergreens.

Can you tell me what our procedure is going forward? I think you decided we don't need County advisory opinion?

MR. DONNELLY: The Town Board generally wants to see that this Board has closed out SEQRA before they take action on the senior housing approval. I think you can go talk to them but they won't take action.

MR. MEDENBACH: Okay. All right. So our next step then would be a SEQRA determination. Would that come before the public hearing?

MR. DONNELLY: I believe it should, yes.

MR. HINES: Adding the DEC, we have one month time for them. If they answer sooner they do.

MR. MEDENBACH: Is coordinated review required?

MR. HINES: Yes.

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MR. MEDENBACH: Okay. So you're going to send out the notice. We need to do the coordinated review before you can take action on SEQRA?

MR. HINES: Right.

CHAIRMAN EWASUTYN: That being said, we're probably looking at the public hearing on or about the first meeting in May.

MR. MEDENBACH: Okay.

CHAIRMAN EWASUTYN: I'm not boxing anyone in.

MR. MEDENBACH: I'm going to make the application at the same time to the DEC.

CHAIRMAN EWASUTYN: You can start working on your City flow acceptance.

MR. MEDENBACH: Yes. I have other homework to do. Very good.

CHAIRMAN EWASUTYN: In the big picture, and there's still time, we can't take final action on the site plan or the proposal until we get a sign off from the City of Newburgh.

MR. MEDENBACH: Right. That won't stop the SEQRA; right?

MR. HINES: No. It's just that the

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Board can't make any decisions without that.

MR. MEDENBACH: Okay. Is that hard to get?

MR. GALLI: Sometimes.

MR. DONNELLY: It could take time.

MR. HINES: We just got one that came back very quick.

MR. MEDENBACH: I don't have to follow up on that? It just gets sent out?

MR. HINES: You need to send that to Jim Osborne and then he takes it from there, and then we'll get a copy back.

MR. MEDENBACH: That's what I meant. Jim will take it to the City and they'll send something back.

MR. HINES: And normally the Planning Board is copied on it.

MR. MEDENBACH: Okay. Obviously I have to go to Orange County for the water extension.

MR. HINES: Because of the hydrants.

MR. MEDENBACH: I'll wait until I get the Town details on that.

MR. HINES: Yup.

MR. MEDENBACH: Pat, you have those

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details?

MR. HINES: Yes.

MR. MEDENBACH: All right. I don't have any more questions.

CHAIRMAN EWASUTYN: Can we go now?

MR. MEDENBACH: Yes. Thank you.

MR. GALLI: I'll make a motion we close the Planning Board meeting of March 2, 2017.

CHAIRMAN EWASUTYN: Motion by Frank Galli.

MS. DeLUCA: Second.

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

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. BROWNE: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

(Time noted: 7:49 p.m.)

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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 20th day of March 2017.

Michelle Conero

MICHELLE CONERO