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

----- X
In the Matter of

G&M ORANGE, LLC
(2011-07)

Crossroads Court & Route 17K
Section 95; Block 1; Lot 73
IB Zone

----- X

SITE PLAN & ARCHITECTURAL REVIEW BOARD

Date: June 16, 2011
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
KENNETH MENNERICH
THOMAS P. FOGARTY
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
BRYANT COCKS
JOHN R. SZAROWSKI
KAREN ARENT
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: ROBERT DALY

----- X

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

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2

MR. FOGARTY: Good evening, ladies

3

and gentlemen. Welcome to the Town of

4

Newburgh Planning Board meeting of June 16,

5

2011.

6

At this time I'll call the meeting

7

to order with a roll call vote starting with

8

Frank Galli.

9

MR. GALLI: Present.

10

MR. MENNERICH: Present.

11

CHAIRMAN EWASUTYN: Present.

12

MR. FOGARTY: Here.

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MR. WARD: Present.

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MR. FOGARTY: The Planning Board has

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professional experts that provide reviews and

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input on the business before us, including

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SEQRA determinations as well as code and

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planning details. I ask them to introduce

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themselves at this time.

20

MR. DONNELLY: Michael Donnelly,

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Planning Board Attorney.

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MS. CONERO: Michelle Conero,

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Stenographer.

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MR. CANFIELD: Jerry Canfield, Code

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Compliance Supervisor.

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G&M ORANGE, LLC

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MR. SZAROWSKI: John Szarowski,
Engineer.

MR. COCKS: Bryant Cocks, Planning
Consultant.

MS. ARENT: Karen Arent, Landscape
Architectural Consultant.

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

MR. WARD: Please stand to say the
Pledge of Allegiance.

(Pledge of Allegiance.)

MR. WARD: Please turn off your phones.

MR. FOGARTY: The first item on the
agenda is G&M Orange. It's a site plan and ARB.
The presentation will be done by Henry Kroll from
Full Throttle Construction Management.

MR. DALY: My name is Robert Daly, I'm
a planner. I'll introduce you to Henry Kroll
here; and Jim Sonic from Sonic Landscape &
Design; and Mark Day from Day Engineering.

Just a quick recap of where we are.
There were very minor changes to the plan. We
did show a guardrail on the site plan, and you'll
see it both on the site plan and detail. That

1
2 was really the only change, and I'll defer to
3 Mark Day.

4 We had a couple letters to put
5 together. They've all been forwarded to the
6 Board in the case of each of them. I believe we
7 have there with the Board those items that we
8 needed.

9 There was one landscape plan, and I've
10 got Jim Sonic here to talk about it, so I'll
11 defer to him.

12 Mark Day first.

13 MR. DAY: As Mr. Daly had mentioned at
14 the last meeting, the Board had asked -- I think
15 Karen had asked if we would consider -- I believe
16 it was Karen, sorry if I'm wrong -- consider a
17 timber guardrail on the west side of the parking
18 lot. I believe Karen asked that we show the
19 color of the wall on the plain view, which we did
20 in detail. What we're proposing for the
21 guardrail is actually a timber -- two-rail timber
22 system so it sort of blends in so you'll stop
23 when you -- obviously when you hit this you're
24 not going any further.

25 What we tried to do is come up with

1
2 some images of what the stone strong product is
3 that we're proposing. It would be -- the
4 retaining walls would be on the site. I know
5 it's hard to see but I can pass them around.
6 These walls are actually being used at the Orange
7 County Transfer Station. These pictures were
8 taken from that.

9 The building itself, we're going to be
10 using colors. It's a gray tone and a maroon trim
11 on the actual buildings themselves. We're going
12 to go with a pre-engineered building. This is
13 actually maroon. We tried to match as best we
14 could, although our printer put a change in it.
15 That's the actual color. We're going with a
16 darker gray metal siding, and also the roof will
17 be the same color.

18 We're going to be using a glass front
19 and glass windows here. These are going to be
20 office windows on the second floor.

21 This is the front elevation. This is
22 actually the rear elevation. This is both your
23 left and your right elevations.

24 The same thing, on the left elevation,
25 this would be facing Crossroads Court and 17K,

1
2 you're going to have a series of windows here, as
3 well as parking of course.

4 This would be the other elevation which
5 faces Orr Avenue. There's two windows here and
6 the entrance doors would be in this front canopy
7 here.

8 Any other questions?

9 I'm going to just have Jim speak to the
10 landscaping plan.

11 MR. SONIC: Not that it's completely
12 visible from across the room, but one of the
13 comments, I believe, at the last meeting was
14 about some screening at the back of the building
15 for the air conditioning and generators. We've
16 modified the planting plan at the rear of the
17 building to incorporate a series of Colorado Blue
18 Spruce in the back to screen it out and to really
19 give a solid vegetative buffer there so you're
20 not looking at the utilities.

21 I believe the rest of the planting
22 scheme was in keeping with the last two
23 submissions, with a series of Maple trees and
24 Forsythia as well as some wetland plantings, or
25 wetland style planting, natural plantings, along

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the stream.

CHAIRMAN EWASUTYN: We'll take comments from Board Members. We'll start with John Ward.

MR. WARD: I like your guardrail. Thank you very much for putting it there

CHAIRMAN EWASUTYN: Tom Fogarty?

MR. FOGARTY: I got all my questions answered.

CHAIRMAN EWASUTYN: Ken Mennerich?

MR. MENNERICH: I have no questions.

MR. GALLI: No additional.

CHAIRMAN EWASUTYN: So we're discussing the site plan right now. You addressed the outstanding comments that were made by the Board Members and the Consultants.

MR. DALY: Yes, sir. We believe we have.

CHAIRMAN EWASUTYN: Jerry Canfield?

MR. CANFIELD: Mark had sent a letter to the Orange Lake Fire District requesting their comments and input. Today I did receive a response from the Orange Lake Fire District, which is the jurisdictional district. They have no outstanding comments or concerns.

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If the Chairman likes, I would give you a copy of their correspondence.

That's all I have.

MR. DALY: Thank you.

CHAIRMAN EWASUTYN: John with McGoey, Hauser & Edsall?

MR. SZAROWSKI: I believe all the engineering comments have been addressed.

CHAIRMAN EWASUTYN: Bryant Cocks?

MR. COCKS: I have no additional comments. Mr. Daly did mention letters that were received. The one was the City of Newburgh sewer flow acceptance letter.

CHAIRMAN EWASUTYN: Karen Arent?

MS. ARENT: We just need a landscape cost estimate for the project. When you prepare the cost estimate and you submit any of the bonds, make sure to refer to the Town of Newburgh project number for your project.

MR. SONIC: Absolutely.

CHAIRMAN EWASUTYN: All right. Mike Donnelly, can you present to the Board conditions for final approval for the site plan before us this evening known as G&M Orange, LLC?

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2 MR. DONNELLY: Yes. We will include
3 several findings of the design guideline waiver.
4 One, for parking in the front yard, you discussed
5 these at earlier meetings where it's infeasible
6 to comply with that because there are three front
7 yards here. In any event, appropriate screening
8 is being put in place.

9 Also, the design guidelines suggest
10 that natural materials be used. That would be
11 out of place here given the buildings and the
12 surrounding area.

13 We will need, from the discussion at
14 the work session, an approval from both the
15 County DPW and the Town of Newburgh highway
16 superintendent for the driveway utilization on
17 Orr Avenue. I don't think that's a difficult
18 issue. It was obtained the last time but it will
19 be required here.

20 Beyond that, the conditions are that
21 the applicant petition the Town Board pursuant to
22 Section 1660-A of the Vehicle & Traffic Law,
23 giving the Town authorization to enforce Vehicle
24 & Traffic Law violations on the site.

25 The resolution will reference the sewer

1
2 flow letter that has now been obtained.

3 There is a requirement that the Orange
4 County Health Department approve the grease trap
5 to be utilized within the building. That will
6 need to be satisfied before a building permit is
7 issued.

8 The applicant will be required to
9 comply at all times with the parking area
10 maintenance standards of the code, Sections 131-1
11 through 131-5.

12 I believe we have a current updated
13 final narrative of the proposed use, and that
14 should be attached to the resolution. The
15 resolution will recite that that is the limits of
16 the activity that may be conducted on site. If
17 any activities are going to extend beyond that,
18 an amended approval will be required.

19 Finally, we will need a landscape
20 security and inspection fee and a stormwater
21 improvement inspection fee.

22 We will carry the standard condition
23 that states that nothing may be built on site
24 that is not shown on the approved site plan.

25 CHAIRMAN EWASUTYN: Do we have any

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G&M ORANGE, LLC

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comments, additions to the resolution presented
by Attorney Mike Donnelly?

(No response.)

CHAIRMAN EWASUTYN: Okay. Then I'll
move for a motion to grant final site plan
approval for G&M Orange, LLC subject to the
conditions presented by our Attorney, Mike
Donnelly.

MR. FOGARTY: So moved.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: I have a motion by
Tom Fogarty. I have a second by Ken Mennerich.
Any discussion of the motion?

(No response.)

CHAIRMAN EWASUTYN: I'll move for a
roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. FOGARTY: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Myself yes. So
carried.

Do you want to walk us through now the
ARB as far as materials?

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2 MR. DAY: As I mentioned before, we're
3 going to be utilizing a pre-engineered building
4 with glass panels in the front and glass in the
5 canopy area. We're using a fourteen-gauge metal
6 siding which is basically a Kynar finish. It's
7 going to be maroon. It will be the same for the
8 gray. Both are fourteen-gauge Kynar finish.

9 The wall will be the same material as
10 the roof, the same Kynar finish.

11 The timber rail, if you will, is going
12 to be basically a timber rail and treated, and
13 we're going to be using a Stone Strong retaining
14 wall which basically will have this sort of
15 pattern, if you will.

16 If you want to, I'll pass this around
17 if it helps.

18 MR. GALLI: The trees and stuff you're
19 showing there, does it cover the units?

20 MR. DAY: Yes. This is what Jim talked
21 about earlier. The HVAC and the generator and
22 such will be behind these.

23 Would you like to see these as well?

24 CHAIRMAN EWASUTYN: Karen, do you want
25 to discuss with them the specifics of what would

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have to be written out for the building department as far as colors?

MS. ARENT: We need a drawing showing all of your elevations and with the materials called out and the colors. You know, be specific as to what exact materials you're using.

MR. DAY: Okay.

MS. ARENT: Since there's no signage, we don't need a sign chart.

CHAIRMAN EWASUTYN: You did say at the last meeting there won't be any signage on the building?

MR. DAY: We're looking to do a pylon.

CHAIRMAN EWASUTYN: Any comments --

MS. ARENT: Are you going to be painting the dumpster enclosure to match the building?

MR. DAY: That's actually going to be a masonry. We're going to use brick. It will be a natural gray brick.

MS. ARENT: Okay. Thank you.

CHAIRMAN EWASUTYN: Anything else?

(No response.)

CHAIRMAN EWASUTYN: Then I'll move for

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G&M ORANGE, LLC

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a motion to grant ARB approval for G&M Orange, LLC subject to sign off from Karen Arent, and the final plans being submitted and having all the necessary details listed so the building department can work effectively with those plans.

Okay, Karen?

MS. ARENT: Yes.

MR. MENNERICH: So moved.

CHAIRMAN EWASUTYN: I have motion by Ken Mennerich. Do I have a second?

MR. FOGARTY: Second.

CHAIRMAN EWASUTYN: Second by Tom Fogarty. Any discussion of the motion?

(No response.)

CHAIRMAN EWASUTYN: I'll move for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. FOGARTY: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Myself. So carried.

Congratulations.

(Time noted: 7:13 p.m.)

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

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

DATED: July 21, 2011

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

----- X
In the Matter of

CRONK ESTATES
(2010-07)

Peaceful Court
Section 1; Block 2; Lot 17.2
AR Zone

----- X

SIX-LOT SUBDIVISION

Date: June 16, 2011
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
KENNETH MENNERICH
THOMAS P. FOGARTY
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
BRYANT COCKS
JOHN R. SZAROWSKI
KAREN ARENT
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: CHARLES BROWN

----- X

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

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MR. FOGARTY: The second item on the agenda is Cronk Estates, project number 2010-07. This is a six-lot subdivision being presented by Charles Brown of Taconic Design Engineering.

MR. BROWN: This is a six-lot subdivision on Peaceful Court off of Cronk Road. We were here two weeks ago. We did have some technical comments regarding the engineering, the SWPPP, the intersection. I believe we took care of all those except for the SWPPP and stormwater.

One of the comments on that was about the maintenance. We did have some meetings, one with the town engineer and town attorney and another with the Town Board.

I'm going to turn it over to Jim, because he attended those meeting, and then I'll address the rest of the SWPPP comments.

MR. RAAB: At the Board's direction we had contacted Jim Osborne and we set up the meeting with himself and Mark Taylor. Wayne Booth, the supervisor, sat in on it. After a short period of discussion about what was involved and the practices we were using here, they decided it would be better off if we brought

1
2 it to a work session, which we attended last
3 night. I explained to them all the practices
4 that were going to be involved in the stormwater
5 management of the project, and it was concluded
6 that Jim Osborne would get together with McGoey,
7 Hauser & Edsall, either with Pat Hines or with
8 John, to get the gist of what they had thought
9 would be a way of approaching this. Mark Taylor
10 will be contacting -- will be contacted by Dan
11 Bloom, who has been retained by the applicant, to
12 deal with the -- with how ever way they deal with
13 the drainage. Last night they were not -- they
14 were not completely receptive to a drainage
15 district but some type of vehicle -- legal
16 vehicle that would allow the Town to step in if
17 something went awry, as like an MS-4 violation or
18 something of that nature. So that's why -- Dan
19 Bloom has dealt with this in a couple of other
20 towns and had something he felt would be a good
21 idea to do with that, and he's going to discuss
22 it with Mark Taylor. As I said, Jim Osborne
23 hasn't been able to get in contact with Pat.
24 They've been playing telephone tag based on our
25 discussion last night. I'm sure that they'll be

1
2 in touch with each other next Monday, then we'll
3 take it from there. Once Mark and Dan speak and
4 Pat and John and Jim speak, then the Town Board
5 will make a conclusion as to how they want to
6 approach this.

7 MR. BROWN: Thanks, Jim.

8 I don't know whether you want to have
9 the consultants go through their comments or if
10 you want me to kind of make a general statement.
11 I did get John's comments on the SWPPP. It seems
12 most of it really is just a matter of
13 coordinating the documentation so that we're both
14 on the same page. I mean the measures that we've
15 shown, I'm sure John will agree, are sufficient
16 to do the task, and in some places maybe even
17 we're going to overkill. To put together the
18 SWPPP in the format John spoke of, I'm on the
19 same page as him. To that effect, I would like
20 to have the Planning Board's approval for us to
21 set a meeting with John for Monday, Pat did say
22 Monday is okay with him, to put those issues to
23 bed.

24 Other than that, I believe we're ready
25 for a public hearing. Again, that's up to the

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Board.

CHAIRMAN EWASUTYN: I'll turn to John at this point for his recommendation and advice to the Board. John.

MR. SZAROWSKI: As far as the stormwater comments; yeah, you've done a little bit beyond what you needed to do. In fact, you're putting practices that aren't necessarily required on these lots. I mean at an expense to the homeowners. You've got dry swales in the back of the lots that are not really needed necessarily, and they're in areas that aren't necessarily being disturbed.

The rain garden is disconnecting the roof tops. Having the roof drain leaders go to the lawn is sufficient. You don't need to have the rain gardens. These are some of the maintenance issues that we need to figure out, whether or not you really need to go to this level or if we're comfortable with just having to disconnect the roof tops.

Monday is fine with me. I think I'm available all day.

There was a question that I had about

1
2 using dry swales which really gave you very
3 little toward the runoff reduction requirements
4 as they only allow twenty percent toward that.

5 MR. BROWN: It depends on the soil
6 type. Right.

7 MR. SZAROWSKI: Because of the soil
8 type there. There are other practices where a
9 single bio-filter might give you everything you
10 need, and that allows you forty percent. This is
11 the old -- out of the old stormwater manual the
12 bio-filtration area that's been brought forward
13 to the green infrastructure. It's the planted
14 soil, the under drains. That might give you more
15 for what you're looking for. And then if you're
16 treating the water quality in this with a
17 diversion, you probably can go to a dry pond and
18 save a lot of area as well.

19 MR. BROWN: I agree with a lot of that.
20 I think when we meet we can get this all resolved
21 on Monday. That being said -- is that it?
22 Sorry, John.

23 MR. SZAROWSKI: That's the bulk. I
24 mean, again, that's most of my comments. I think
25 a lot of the Town's concerns go away if you lose

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a lot of the additional practices.

MR. BROWN: Right.

MR. SZAROWSKI: The site plan will -- if you do end up going with bio-filtration and a dry pond, then your plans are going to change a little bit. I don't know if the Board is comfortable moving forward or not.

CHAIRMAN EWASUTYN: All right. The point of having a consultants' meeting on the 20th of June, I'll poll the Board Members to see if they want to authorize that. Frank Galli?

MR. GALLI: Is there enough money in the escrow account, John?

CHAIRMAN EWASUTYN: I think there has been a letter sent out to the owner. He hasn't responded to that.

MR. BROWN: I'm not aware of that. I'll make sure that --

CHAIRMAN EWASUTYN: I think that that has to be in place in order to cover the necessary costs that will be coming in on this project. So we'll make that a condition of setting this meeting for the 20th.

MR. GALLI: That's Monday. Today is

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Thursday. I mean if the money is there for the voucher, then I would say yes. If it's not there, I would say no.

CHAIRMAN EWASUTYN: Then we would cancel it for whatever time it's scheduled for for Monday.

MR. BROWN: Okay.

CHAIRMAN EWASUTYN: Ken Mennerich?

MR. MENNERICH: I agree with Frank.

MR. FOGARTY: I'm not in favor of having a public hearing until this whole drainage issue is resolved.

CHAIRMAN EWASUTYN: In which case we won't make a SEQRA determination until the meeting is over and we hear from our consultants that all the issues have been addressed. Then we can make a SEQRA determination.

MR. BROWN: Fair enough.

CHAIRMAN EWASUTYN: John Ward?

MR. WARD: I agree with Tom.

CHAIRMAN EWASUTYN: So then I'll move for a motion to set this for a consultants' work session for the 20th of June with the understanding that the applicant will bring his

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escrow account to a current balance.

MR. GALLI: So moved.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: I have a motion by Frank Galli. I have a second by Ken Mennerich. Any discussion of the motion?

(No response.)

CHAIRMAN EWASUTYN: I'll move for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. FOGARTY: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Myself. So carried.

Thank you.

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 Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

DATED: July 21, 2011

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

----- X
In the Matter of

GROVE-VITE SUBDIVISION
(2011-12)

Curtain Lane
Section 8; Block 1; Lot 43.45
AR Zone

----- X

CONCEPTUAL TWO-LOT SUBDIVISION

Date: June 16, 2011
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
KENNETH MENNERICH
THOMAS P. FOGARTY
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
BRYANT COCKS
JOHN R. SZAROWSKI
KAREN ARENT
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: CHARLES BROWN

----- X

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

1
2 MR. FOGARTY: The next item on the
3 agenda is Grove-Vite Subdivision, project number
4 2011-12. It's a conceptual two-lot subdivision
5 being presented by Charles Brown of Taconic
6 Design Engineering.

7 MR. BROWN: Thank you. This is a two-
8 lot subdivision of the 8-acre parcel that was at
9 the end of Curtain Lane. It comes off Old Post
10 Road in the north end of Town.

11 The proposal is to cut the lot in half.
12 There are no extensions of the road. They'll
13 both be serviced by an existing road. One will
14 be 4 acres, the other will be 4.15 acres, the
15 other will be about 2.25.

16 There is a Central Hudson line, an
17 easement, running through this property.

18 The septic for the original lot was
19 approved on the other side of that. The septic
20 field has been put in and the pipe sleeve has
21 been installed for that. We're proposing to use
22 that same sleeve because they had to blast to get
23 that through there, and Central Hudson really
24 does not want them blasting underneath the power
25 lines. Again, to that effect we'll put in an

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ease-ment so the force main for the proposed additional lot, lot 9, can go through that same sleeve, and because the septic for that would also be on the other side of the power lines.

They'll be served by individual wells.

That's the extent of this application.

CHAIRMAN EWASUTYN: Okay. Comments from our consultants. We'll start with Bryant Cocks, Planning Consultant.

MR. COCKS: My first comment was regarding the minimal buildable area box. That needs to be shown around both houses. 10,000 square feet is required by Local Law 9 of 2010.

I took a look at it and it looks like all the provisions can be met.

MR. BROWN: We have 14,750 on lot A and 22,000 and change on lot 9. That's excluding the easements -- the driveway easements and the sewer easements I was just talking about. I did check that. Thank you for that. We do meet that. I can put that on the plans so that it's documented on the plans at the next submission. Thank you.

MR. COCKS: No variances will be required for the project.

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2 It meets all subdivision regulation
3 requirements. No waivers are being requested.

4 The common driveway on lot 9 is usually
5 along the property line but there's some steep
6 slopes along the property line. I would think
7 that a retaining wall would be needed if you guys
8 didn't use the current configuration.

9 MR. BROWN: It's shown with a six-foot
10 retaining wall.

11 MR. COCKS: Okay. The owner's
12 endorsement note must be signed before approval
13 can be granted.

14 The common driveway access and
15 maintenance agreement and also the sewer easement
16 must be submitted for review and approval.

17 The short form E.A.F. should be revised
18 to show that question 11 is checked yes and the
19 Central Hudson license agreement is being listed.
20 Even though you have that, it should still be
21 listed in the E.A.F.

22 That was about it.

23 CHAIRMAN EWASUTYN: John with McGoey,
24 Hauser & Edsall?

25 MR. SZAROWSKI: You need to check the

1 garage floor and finished floor elevations on lot
2
3 9.

4 MR. BROWN: That was off by ten feet.
5 It should be ten feet higher. Yup. Sorry about
6 that.

7 MR. SZAROWSKI: That's okay. These
8 things happen.

9 Pat Hines was concerned about the
10 proximity of the retaining wall to the driveway,
11 whether or not it was designed for truck traffic.

12 MR. BROWN: It wasn't. I will run that
13 design. The guardrail is a very good idea on
14 this.

15 MR. SZAROWSKI: And then of course
16 because of the retaining wall being part of the
17 -- required for part of the site, bonding for the
18 retaining wall will be required.

19 The timing of the construction of the
20 driveways is a concern because of the steep
21 slopes. We're going to make sure you spell that
22 out because there's extensive grading. And of
23 course, obviously, the retaining walls are
24 required.

25 You need the pipe size and inverts at

1
2 the crossing, the driveway crossing. I guess Pat
3 Hines was asking to confirm that the sleeve
4 actually existed.

5 MR. BROWN: It is there. We'll confirm
6 -- we'll have the surveyor confirm the location.

7 MR. SZAROWSKI: Because of the
8 proximity of the houses to the setbacks, the
9 house and the septic, we need to have notes on
10 there stating that they need to be staked out.

11 MR. BROWN: Yup.

12 MR. SZAROWSKI: Again the common
13 maintenance driveway -- common driveway
14 maintenance agreement.

15 We need the surveyor of record on the
16 plans.

17 MR. BROWN: Charles Bohls did the
18 original survey. Believe it or not, he's still
19 around. He did the fill work and gave us a
20 markup, so we're on top of that.

21 MR. SZAROWSKI: That will be required
22 before it's filed.

23 A note should be added stating that
24 those notes are to be provided prior to the
25 certificate of occupancy.

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Then there is a discrepancy on the dosing for the pump station on lot 8.

MR. BROWN: I recalculated. That will be 250 feet.

MR. SZAROWSKI: That's the extent of our comments.

CHAIRMAN EWASUTYN: We'll discuss -- Jerry Canfield, do you have anything to add to this?

MR. CANFIELD: No. The only concern that I had was the driveway by the retaining wall. Charlie, if you could show the turning radius and that a larger vehicle, especially a fire truck, can make that swing to get up in there. That driveway appears to be 300, 350 feet.

MR. BROWN: It is long. Yes.

MR. CANFIELD: One other question. On the design of the retaining wall, is this your design or is this a cut sheet?

MR. BROWN: No. I designed it based upon -- I do have to add for surge load for the trucks. I will amend that design. I did the design.

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MR. CANFIELD: We'll need the certified engineered design.

CHAIRMAN EWASUTYN: Okay. Comments from Board Members. Frank Galli?

MR. GALLI: Charlie, on the septic design, I think I missed something, you're going to have two separate septic systems?

MR. BROWN: Yes.

MR. GALLI: Where are they going to be located?

MR. BROWN: The septic system for lot A, this was lot A, the field is actually in --

MR. GALLI: Past the Central Hudson --

MR. BROWN: On the other side. That's the way it was originally approved. The sleeve was put in. Again, they had to blast for that. There's another house there. The new septic will be right next to that, again on the other side of the power lines.

MR. GALLI: How is it going to get there?

MR. BROWN: We have to use a large pump because of the distance and the elevation. It will travel through this easement, into the same

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pipe sleeve, we're going to use the same sleeve,
and into the receptor.

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

CHAIRMAN EWASUTYN: Ken Mennerich?

MR. MENNERICH: Charlie, will the
driveways be paved?

MR. BROWN: Yes. Yes. They're fairly
steep, so yes. Thirteen percent max on those.

CHAIRMAN EWASUTYN: Tom Fogarty?

MR. FOGARTY: This might be for Jerry.
Jerry, during the construction of the retaining
wall, does the Town do inspections during that
construction phase or is there anything like
that?

MR. CANFIELD: Yes. Yes, we do
inspections. We also require an engineer's sign
off as well.

MR. FOGARTY: Good.

MR. BROWN: I can note that on the
plans, too, engineer's certification required
upon completion of construction. Okay.

CHAIRMAN EWASUTYN: John Ward?

MR. WARD: What type of retaining wall?
If you could possibly show us.

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2 MR. BROWN: It's an interlocking block
3 wall. They're all over the place. One just
4 failed on the parking lot down by the river.
5 Similar to that. Again, there's an example that
6 the construction needs to be actually inspected
7 by an engineer because there were some issues
8 with that section that came down. That's the
9 style. They do come in different colors. I mean
10 if you want I can talk to the applicant and we
11 could bring in or take something out of the
12 catalog that shows the color.

13 MR. WARD: Just to have a reference to
14 it. Thank you.

15 MR. BROWN: No problem.

16 CHAIRMAN EWASUTYN: I'll move from the
17 Board to grant conceptual approval for the two-
18 lot subdivision of Grove-Vite located on Curtain
19 Lane.

20 MR. WARD: So moved.

21 CHAIRMAN EWASUTYN: I have a motion by
22 John Ward. Do I have a second?

23 MR. FOGARTY: Second.

24 CHAIRMAN EWASUTYN: A second by Tom
25 Fogarty. Any discussion of the motion?

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(No response.)

CHAIRMAN EWASUTYN: I'll move for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. FOGARTY: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Myself yes. So carried. Thank you.

MR. BROWN: Thank you.

CHAIRMAN EWASUTYN: We have two items of Board Business and then we can wrap it up.

MR. DONNELLY: Is that ready for a declaration of significance at all?

CHAIRMAN EWASUTYN: I guess they're going to revise their plans and come back. There are some more details we need.

(Time noted: 7:30 p.m.)

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

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

DATED: July 21, 2011

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

----- X
In the Matter of

LONGVIEW FARMS
(2006-39)

Request for an Extension of Conditional
Preliminary Approval

----- X

BOARD BUSINESS

Date: June 16, 2011
Time: 7:30 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
KENNETH MENNERICH
THOMAS P. FOGARTY
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
BRYANT COCKS
JOHN R. SZAROWSKI
KAREN ARENT
GERALD CANFIELD

----- X

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

1
2 MR. FOGARTY: The first item under
3 Board Business is Longview Farms, project
4 number 2006-39.

5 The applicant is requesting an
6 extension of their conditional preliminary
7 approval. The approval will run from June
8 14, 2011 to December 14, 2011.

9 CHAIRMAN EWASUTYN: I'll move for
10 a motion to grant Longview Farms' extension.

11 MR. GALLI: So moved.

12 MR. MENNERICH: Second.

13 CHAIRMAN EWASUTYN: I have a motion by
14 Frank Galli and a second by Ken Mennerich. I'll
15 ask for a roll call vote starting with Frank
16 Galli.

17 MR. GALLI: Aye.

18 MR. MENNERICH: Aye.

19 MR. FOGARTY: Aye.

20 MR. WARD: Aye.

21 CHAIRMAN EWASUTYN: Aye myself.

22 Carried.

23 Thank you.

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25 (Time noted: 7:32 p.m.)

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

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

DATED: July 21, 2011

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

----- X
In the Matter of

WOODFIELD MANOR SUBDIVISION, PHASE II
(1995-34)

Request for an Extension of Conditional
Preliminary Approval

----- X

BOARD BUSINESS

Date: June 16, 2011
Time: 7:32 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
KENNETH MENNERICH
THOMAS P. FOGARTY
JOHN A. WARD

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
BRYANT COCKS
JOHN R. SZAROWSKI
KAREN ARENT
GERALD CANFIELD

----- X

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

MR. FOGARTY: The final item under

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Board Business is Woodfield Manor
Subdivision, phase II, project number
1995-34.

The applicant is requesting an
extension of their conditional preliminary
approval. This approval will run from
July 16, 2011 to July 16, 2012.

CHAIRMAN EWASUTYN: I'll move for a
motion to grant that extension also.

MR. GALLI: So moved.

MR. MENNERICH: Second.

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

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. FOGARTY: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Myself. Thank you.
I'll move for a motion to close the
Planning Board meeting of June 16, 2011.

MR. GALLI: So moved.

MR. FOGARTY: Second.

CHAIRMAN EWASUTYN: I have a motion by

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Frank Galli and a second by Tom Fogarty. Roll
call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. FOGARTY: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: And myself. So
carried.

(Time noted: 7:34 p.m.)

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

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

DATED: July 21, 2011