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

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In the Matter of

LUONGO CONTRACTOR STORAGE
(2018-13)

5301 Route 9W
Section 20; Block 2; Lots 53 & 55
B & LUI Zones

----- X

INITIAL APPEARANCE
SITE PLAN

Date: August 2, 2018
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
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: ANDREW FETHERSTON

----- X

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

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CHAIRMAN EWASUTYN: Good evening,
ladies and gentlemen. I'd like to welcome you to
the Planning Board meeting of the 2nd of August
2018.

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

MR. GALLI: Present.

MS. DeLUCA: Present.

MR. MENNERICH: Present.

CHAIRMAN EWASUTYN: Present.

MR. BROWNE: Present.

MR. DOMINICK: Present.

MR. WARD: Present.

MR. DONNELLY: Michael Donnelly,
Planning Board Attorney.

MS. CONERO: Michelle Conero,
Stenographer.

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

CHAIRMAN EWASUTYN: At this point we'll
turn the meeting over to Frank Galli.

MR. GALLI: Please stand for the
Pledge.

(Pledge of Allegiance.)

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MR. GALLI: Cell phones, either silence them or turn them off please.

CHAIRMAN EWASUTYN: We have four items on this evening's agenda and one board business.

The first item is Luongo Contractor Storage. It's an initial appearance for a site plan located on Route 9W, it's zoned B and LUI and it's being represented by Maser Consulting.

MR. FETHERSTON: Good evening, Mr. Chairman, Members of the Board. Andrew Fetherston, Maser Consulting. This is my client, Peter Luongo, and his wife.

We are here to -- we're here primarily because there are a number of violations on the property and I'm trying to use this time to make sure that my client understands fully the violations that are on the property as well as the remedy. That's what we're really trying to do, find out exactly how to go forward so we can address those violations.

Would you like me to take you through the property, take you through what's there?

CHAIRMAN EWASUTYN: Certainly.

MR. FETHERSTON: Okay. There are

1 absolutely no improvements proposed shown on this
2 plan. This is essentially a survey that we got
3 where we annotated to try to clarify for the
4 Board exactly what's there.
5

6 Right now this is two lots. There's
7 one lot here which is 15,000 square feet. We are
8 proposing with this application to make it 20,000
9 square feet. In the B Zone 15,000 square foot
10 lots have a very limited amount of uses that are
11 permitted. When you go up to 20 it adds a couple
12 more uses, a little more possibility for finding
13 somebody to use that property. The remaining
14 property is -- the total property is just over 4
15 acres. There's an existing building right in the
16 middle of the property as you see. This is Route
17 9W north and south. We're on the west side of
18 9W.

19 The lot is a gravel lot coming up from
20 9W. It swings around on the south side of the
21 existing building to a gravel area in the rear.
22 This portion of the property is mostly unusable.
23 That slopes up very steeply up to the adjacent
24 properties. The slope is wooded. It is
25 vegetated, it is wooded. It is completely

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unusable.

There is a construction trailer at this location right here. It was placed there. The problem with that is that it straddles the two property lines. My client has agreed to remove that trailer.

Associated with that trailer is a septic tank. The tank, we would propose to break the -- drain it, break up the lid, fill it with sand and bury that tank.

There's a water service connection on the property. There's a water main up and down 9W. Water does feed that building.

There's also an existing septic for this building in this location with a septic tank.

There are four bays, or four areas let's say, of the building. Letter A is approximately -- it's used for contractor storage right now. There's one overhead door in the front of the building. It's about 1,000 square feet. It's 960 square feet. Bay C and -- B and C are used by Herring Sanitation. There's five overhead doors that they're using. It totals

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about 7,500 square feet. Bay D is currently vacant. I was hoping to have a tenant but that did not happen. That portion of the building is vacant right now.

We did show that would be what twenty parking spaces would look like. There's no striping of course because it's on gravel. We just wanted to illustrate what twenty spaces would look like on the site.

There's an existing sign at this location. That sign is representing Herring Sanitation which is on the adjacent lot. So the sign for this property is on the adjacent lot. That's one of the issues with the property. The size of the sign is also an issue of the property given the amount of frontage. That's also a -- it doesn't meet today's code.

The access to the site is solely from, I'll say the larger lot. The larger lot serves as a common driveway for both lots. I went back and looked at older aerial mapping on Google Earth. If you go back to say the '90s or early 2000s, before this planter was here the entire frontage was used as access. I saw tracks from

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vehicles coming right across this and also in here. That portion has been closed up, so the driveway is much tighter than it was in the past.

I think that's about all I have, John. I'd just like to hear what the Board has.

CHAIRMAN EWASUTYN: Thank you.
Comments from the Board Members?

MR. GALLI: Andrew, is there water and sewer on that lot yet?

MR. FETHERSTON: There's water on the road. There's no service that I know of to that lot. Never had a use. No sewer -- no septic system.

MR. GALLI: When they put the water in they never put a separate --

MR. FETHERSTON: I don't know.

MR. GALLI: Usually you put something in even though you don't have the water.

MR. FETHERSTON: If it's there it wasn't found by the surveyor. The survey that was done is primarily a boundary survey. There were some topographic features that were picked up but not all. If you look at photos or aerials of the property, it wasn't located at this time.

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MR. GALLI: How big is the septic system for the big building?

MR. FETHERSTON: It's unknown. We got an approximate area but the client was telling me that he never had any issues with it.

MR. GALLI: Okay. That's all for right now, John.

CHAIRMAN EWASUTYN: Does anyone else have any questions or comments?

MR. MENNERICH: On lot 2, is there going to be a driveway for that lot?

MR. FETHERSTON: For this one? Right now it's a common driveway. There are no proposed improvements for that. We were doing a lot line change just to present more possibilities for someone to utilize that lot.

Make no question at all, this is an income producing property. That's what he's trying to get is some more income. It just provides more opportunities if there's 20,000 as opposed to 15,000.

CHAIRMAN EWASUTYN: Any more questions?

MR. DOMINICK: Andrew, in workshop we discussed about what we've been doing for many

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years, a couple years back to this point, with projects in this corridor to clean up that corridor. We're going to need probably a little more landscape detail of some type.

Also to be consistent with other applicants who might have done something, instead of gravel we've gone to paving the surface.

MR. FETHERSTON: We'd like to talk about that. I didn't know if this was going to be the forum or if it was more appropriate to do it at a workshop meeting. We didn't make the July meeting. The meeting was canceled that we were scheduled for. Now the code official is not here. That's not helping us. A lot of our issues are code. Some of them are aesthetic, I hear what you're saying. I was so hoping that Jerry would be here to kind of help us along here.

CHAIRMAN EWASUTYN: There's a misinterpretation as far as the work session. The work session is just to speak to people like yourself. The decision is made by the Planning Board.

MR. FETHERSTON: Clear.

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CHAIRMAN EWASUTYN: So if the Planning Board is saying to you they want to see a paved surface, it's not something we'll talk about later. We'll discuss it this evening. Issues that you'll be talking about with Jerry Canfield, if and when there is a work session, is should the building be sprinklered. Those are code issues. As far as paving, I agree with Dave, and I think most Board Members will, we'd like to see the lot paved. You know as well as I do, after a season or two of plowing, then you have a surface that's unsuitable. With that many types of uses there -- the sanitation use, what do you mean by sanitation?

Are you Mr. Luongo?

MR. LUONGO: Yes, I am.

CHAIRMAN EWASUTYN: What is a sanitation use? I don't know what that means.

MR. FETHERSTON: Herring Sanitation parks their vehicles --

MR. LUONGO: That's the name of a company that parks their vehicles.

CHAIRMAN EWASUTYN: What do they do?

MR. LUONGO: They actually create

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LUONGO CONTRACTOR STORAGE

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septic systems.

MR. FETHERSTON: They have porta-johns.

MR. LUONGO: No, they do not have
porta-johns.

CHAIRMAN EWASUTYN: All right.

MR. HINES: It's my understanding they
pump septic systems.

MR. LUONGO: They create them, they
pump them, they service them, they engineer them.
The whole gamut as far as I know, as far as my
dealings.

MR. GALLI: Is that an allowed use in
that zone?

MR. LUONGO: It's truck storage.

MR. FETHERSTON: It's in the B and the
LHI. The LHI permits the industrial uses. I was
hoping for an interpretation this evening from
Jerry.

MR. GALLI: That will come from the
Zoning Board.

MR. DONNELLY: Jerry first.

MR. FETHERSTON: Can we back up? We
got ahead of the paving issue. We understand the
aesthetics that the Board would desire. We're

1 clear on that. We're trying to make this
2 workable. Would the Board be amenable -- if this
3 is the forum, would the Board be amenable to an
4 apron? Come up a certain way until you get off
5 the steep slope to the more level portion of the
6 property, pave that apron to get down onto 9W,
7 leave the remainder as gravel, or impose a time,
8 paving it over time? It's the financial burden.

9
10 CHAIRMAN EWASUTYN: You're looking to
11 have an income producing property; correct?
12 You're looking to generate --

13 MR. FETHERSTON: My client is, yes.

14 CHAIRMAN EWASUTYN: Right. We're
15 looking also to improve the Town.

16 MR. FETHERSTON: Understood.

17 MR. BROWNE: As of right now we really
18 don't understand the use other than what I'm
19 hearing is truck storage, which also indicates to
20 me that there has to be some personnel on or off
21 site. We have no idea what the other -- the
22 small portion on top is going to be or could be.
23 There's a lot of information we don't have and we
24 don't know. It's really difficult to try to make
25 any kind of decision without the detail that we

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need. You know what kind of detail we need.

MR. FETHERSTON: I do.

CHAIRMAN EWASUTYN: As you said earlier, to interrupt, you said there's no striping there. I mean to say that you're going to stripe a stone area --

MR. FETHERSTON: No, no, no. I didn't say that.

CHAIRMAN EWASUTYN: There again, to designate parking, I think that that means paving.

MR. FETHERSTON: Can I go back to what you were saying? Certainly you've had applications in front of your Board where you have multiple tenants and you have a vacancy, one vacancy. The other two we do have.

MR. BROWNE: When we have those there's a projection of what might go in there.

MR. FETHERSTON: Right.

MR. BROWNE: Right now you're saying we don't know. It's vacant, we have no idea. It could be fast food there. We don't know. It could be a restaurant. We don't know.

MR. FETHERSTON: Highly unlikely next

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to a sewage pump out system.

MR. BROWNE: We don't know that. We need plans, we need paper, we need definition.

CHAIRMAN EWASUTYN: Should we do an odor study of the area?

MR. LUONGO: There's no odor.

CHAIRMAN EWASUTYN: You're implying that no restaurant wants to be next to that type of operation, so I'm assuming --

MR. FETHERSTON: I think it would be unlikely.

CHAIRMAN EWASUTYN: Well thank you. I just wanted to clarify that for the record.

MR. DOMINICK: So back to my question. Myself and I think the rest of the Board Members are not going to compromise on half paved/half gravel. I think full pavement of the facility.

MR. FETHERSTON: Okay.

MR. LUONGO: What is he talking about?

MR. FETHERSTON: He's talking paving everything that's gravel. That's what he's talking about.

MR. LUONGO: Just the road, not everything that's gravel? That's acres.

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MR. FETHERSTON: Everything that's gravel. Everything that's driven on now he's talking about paving as opposed to doing an apron which would have been a portion.

We're clear.

MR. WARD: My question is what's behind the building, the acreage in the back?

MR. FETHERSTON: Acreage? It's half of the lot. This entire portion is about 4.1 acres. That's about 2 acres. But that's usable, this is not because of slope.

MR. WARD: Okay.

MR. HINES: What is it used for I think is what you're asking? What are they asking it for today?

MR. WARD: Right now what's it used for?

MR. FETHERSTON: What's it used for right now in the rear? What's the use back here?

MR. LUONGO: It's --

MR. FETHERSTON: What's there?

MR. LUONGO: -- just an open yard.

MR. WARD: What we're asking is -- so you understand, we're seeing a paper with square

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2 boxes. We want to know do you propose to open up
3 something in D say? Would another business move
4 in the lot over there? We want to know how --
5 you're planning and showing us what you have.
6 What I'm saying is in the front of the building
7 to 9W, we're asking for it to be blacktopped like
8 normal for a parking lot. That's what it's
9 called.

10 At the same time, I don't know what you
11 want to call it, the square on the top --

12 MR. FETHERSTON: This here. That's lot
13 1 and lot 2.

14 MR. WARD: Lot 1. Lot 1, you don't
15 know what you're getting.

16 MR. LUONGO: I had a tenant and the
17 tenant, it doesn't seem like I can land him.
18 We've been negotiating. It doesn't seem like I
19 can land him. I'm back to square one on that.

20 In the back is just -- this is sloped
21 as a mountain predominantly and this is just open
22 yard, turnaround space. It's of no -- it's
23 turnaround space. It's not going to be defined
24 at this point. Until I can get a tenant, until I
25 can attract people on it, you know, I don't have

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a plan for you. What I'm trying to do is ask the Board hey, I'd like to be able to generate enough income at least to pay the taxes and a small profit.

We had actually a tenant in that top portion. It doesn't look like I can sign the deal. I was trying to sign the deal for August 1st. I'm back to literally square one.

MR. FETHERSTON: I just want to clear up because I think we're talking about two different things. Pete is talking about D. He had a tenant for that and it fell through. This is a lot line change going from 15,000 to 20,000. There is no use right now. We're just trying to open it up.

MR. WARD: What I'm trying to say to you is whether you have a tenant or not, you have tenants there now. From that building out to 9W it's a parking lot. That's how I'm looking at it, whether you have tenants or not. What I'm saying to you, do they store septic tanks there?

MR. LUONGO: No.

MR. WARD: What we need to know, those businesses, how many employees, whatever they do,

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trucks, whatever. That parking lot has to be there for what you're doing.

MR. FETHERSTON: Just to be clear, are you talking about paving from here forward or the entire lot all the way around?

MR. WARD: Not in the back, unless you are having trucks going in the back.

MR. FETHERSTON: That's less. That's half.

MR. LUONGO: Talking about an access road on each side? He's talking about the sides?

CHAIRMAN EWASUTYN: On your future plan you'll show the access road that circulates around the building. Obviously that's not there now.

MR. GALLI: DOT might make you close up that entrance. You don't know.

MR. FETHERSTON: Right. That's the only entrance.

MR. MENNERICH: The lot in pink, is there an easement for a driveway to get to that building?

MR. FETHERSTON: No. It's under the same ownership. There would be no need for an

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easement at this time. It's all under the same ownership. I guess if somebody bought it and they wanted to use a common driveway, reduce the number of driveways on 9W, that could probably happen at that time. Right now it's under common ownership.

MR. GALLI: Was the sign one of the violations?

MR. FETHERSTON: If it's not -- I believe it is. It doesn't meet today's code. It's oversized.

MR. HINES: It will lose any protection it had anyway with the lot line change.

MR. GALLI: Is that coming down?

MR. FETHERSTON: It's on the other lot. Well I mean we're kind of looking to find out.

CHAIRMAN EWASUTYN: Any more questions?

(No response.)

CHAIRMAN EWASUTYN: Pat Hines.

MR. HINES: I know Andrew has my comments. I think we need topographic contours so the Board can get a handle on what's there.

I think it would go a long way to identify the existing tenants, intensity of use,

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how many trucks, where those trucks are parked, how the site functions today and how you want it to function.

I did hear we're talking about paving the entire lot. It could be developed with an access road paved and some of that gravel lot could be converted back into landscaped grass lawn to get you back where you're -- I don't know what your tenants use right now. If we can define that you may be able to reduce the amount of paving by making it a defined driveway in from 9W. It's going to go to DOT. I imagine they're going to want a thirty-foot commercial driveway that meets their standards when it gets to them. You may be able to take it into the site without paving everything and maybe reduce the amount of surface there while -- it will go a long way to clean that up.

MR. FETHERSTON: We would have to go to -- I just want to understand. We would have to go to DOT for a permit with no improvements for both?

MR. HINES: It's for coordination we're going to send it to them and they're going to

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come back with comments. It's a change of use. Any changes of use they're going to take a look at.

MR. FETHERSTON: Okay.

CHAIRMAN EWASUTYN: Do we have enough detail to circulate now?

MR. HINES: No. I think we need the topography, I think a chart showing how many vehicles each of your tenants are using. Maybe a worst case scenario, as Cliff said, for the empty bay right now. I don't know where the vehicles park. I've driven by and seen trucks. There's quite a few trucks there. Provisions for the parking, provisions for the passenger vehicles that go on the site.

MR. FETHERSTON: Just because we're not proposing any improvements, the Ulster County GIS has two-foot topography which may be sufficient for this being that we're not proposing improvements. If we got down to something with the driveway, let's say with the entrance with DOT, perhaps then we'd need something site specific. Would that be acceptable?

MR. HINES: I don't know if for Ulster

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County it's going to be acceptable. We're in Orange here.

MR. FETHERSTON: If I said Ulster, excuse me, I meant Orange.

MR. HINES: That more than likely is acceptable for our initial review. If you can overlay it on here and tie it in with your surveyor.

MR. FETHERSTON: Okay.

MR. HINES: You need to talk to Jerry about sprinklering the building for the change of use. The Town has it's own sprinkler requirements.

The paving is going to go towards driving a stormwater review. I think everything drains towards 9W right now.

MR. FETHERSTON: Yes, it does.

MR. HINES: I think if you can modify the access road to reduce some of that gravel area, that may be a way to address the drainage. DOT will probably have the same question.

MR. FETHERSTON: There's two drains existing, one at either side. Okay.

MR. HINES: The Board will discuss

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2 landscaping as you develop the plan. The Board is
3 going to certainly want some landscaping
4 compliant with their regulations based on the
5 number of parking spots and to actually clean
6 that area up.

7 Site lighting. This does have to go to
8 County Planning. They're going to be looking for
9 site lighting as well as this Board.

10 I'm suggesting to the Board that a deep
11 soil test, not a septic system design but just to
12 prove that lot 2 can support a septic system
13 based on the change of lot size. A deep test and
14 a perc test showing just basic data that a septic
15 system can be supported on that site.

16 MR. FETHERSTON: I understand why,
17 however the Town of Newburgh has already
18 determined that site to be a building lot. I
19 don't have a user yet. If I was going to do perc
20 tests I'd like to do them where they would be
21 required based on somebody coming in and saying I
22 want to build something. It's already a lot.
23 Okay.

24 MR. HINES: And then you just discussed
25 Jerry is going to have to weigh in on the uses in

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the B and LUI Zones.

I think the Board needs some more information, a narrative on how the site functions, number of trucks, number of vehicles, the intensity of the use that's proposed.

MR. FETHERSTON: I'm still in a -- I'm still in a bad place. Because we made the application -- I guess now I can go see Jerry since the application for site plan has been made. We can at least have that conversation, meet in his office just to be clear on the violations, Mr. Chairman?

CHAIRMAN EWASUTYN: That's fine.
That's fine.

MR. FETHERSTON: Okay. He would not speak to us without the application.

CHAIRMAN EWASUTYN: Then you've already spoken to him. You have the application.

MR. FETHERSTON: Right. Okay. All right.

CHAIRMAN EWASUTYN: Anything else?

MR. FETHERSTON: Not from me.

MR. BROWNE: I think you also need to -- even though you have no use for the pink lot,

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lot 2, --

MR. FETHERSTON: The smaller one.

MR. BROWNE: -- I think you still need -- when you come back you still need to address the access to that, how you're going to access it, because it's a separate lot. It's the same ownership now but if he sells that and that possible thing goes away, it may not be sellable.

MR. FETHERSTON: We can talk about that.

MR. BROWNE: Normally that's addressed upfront so that access is permanent. If you decide to sell later, it's there.

MR. FETHERSTON: Understood.

MR. DONNELLY: Or consider requiring the recording of a declaration that says it's forever encumbered by the access, at least until the site plan stage.

MR. FETHERSTON: Right. Okay.

CHAIRMAN EWASUTYN: Michael, is there anything else?

MR. DONNELLY: That was the only issue.

MR. FETHERSTON: Thank you.

MR. LUONGO: Thank you all for your

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time.

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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 6th day of August 2018.

Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

McDONALD'S
(2017-26)

65 North Plank Road
Section 76; Block 1; Lot 1.1
B Zone

----- X

REVISED SITE PLAN

Date: August 2, 2018
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
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: MATHEW T. DUDLEY
STEVE WILSON

----- X

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

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McDonald'S

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CHAIRMAN EWASUTYN: The second item of business this evening is McDonald's. It's a revised site plan located on North Plank Road in a B Zone. It's being represented by Bohler Engineering.

MR. DUDLEY: Good evening, Mr. Chairman and Members of the Board. My name is Mathew Dudley, I'm an attorney with Harris Beach. Good to see you. We are the attorneys for the applicant, McDonald's. I have here with me Steve Wilson of Bohler Engineering.

We're here tonight with a revised site plan application. We were last before the Board at it's April 19th meeting at which the Board conditionally approved the site plan application.

Since then Bohler has been communicating with the Department of Transportation which has provided their comments on the application. In response to those comments Bohler has made a few changes.

In addition to that, we've also revised the plans according to the comments of both Karen Arent and Creighton, Manning.

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McDonald'S

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Lastly, there have been a few revisions because McDonald's has decided to apply for a different prototype that they've been using for the restaurants which is slightly bigger in size and has a little bit of a different configuration for the drive-thru.

Unless you have any questions for me, I'll hand it over to Steve to better explain.

CHAIRMAN EWASUTYN: Please.

MR. WILSON: Good evening. Steve Wilson with Bohler.

I know you've been seeing this project for quite awhile. Obviously McDonald's is looking to make quite an investment in this property. This building prototype represents what the investment was up until recently. McDonald's takes a closer look at a lot of these things because it is a sizable investment. They've been undergoing changes, as you might have known, for the last twenty-five years in our building designs. The lighted box screen, the double mansard roofs have kind of faded away in the last several years.

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This is the current prototype. It still reflects some of the bright yellows and the reds and some of the colors people have known McDonald's for.

As Matt said, we're now looking at a new design that has not been built yet in New York. This would be one of the first out of the gate. You can see it's quite a change from McDonald's architectural styles in the past. It's driven by more earth tones, a lot cleaner, simpler lines of the building. Long gone are the bright reds and yellows. The yellows are now limited down to what's referred to as the wall or the iconic M. The building has really changed a lot and represents quite a difference, even from the last version you saw. As Matt said, it results just due to the nature of the layout of the building. It doesn't really increase it's capacity. It's just the spaces are reconfigured a little bit. It increases the building footprint by about 250 square feet.

At the same time McDonald's is -- systemwide they're upgrading their menu board. As you can imagine, there's some technology that

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McDonald'S

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they're trying to make advantage of which drives minor changes to the drive-thru layout. There will be new signage there.

Combined with the DOT comments where we're trying to address issues of truck circulation in and out, we've made some minor changes to the entrances. Some of their comments drove some of the minor changes to the drive-thru as well. We want to facilitate truck traffic around.

That's kind of the big picture on what we're looking to change here. The site doesn't really change all that much. Like I said, little changes in the drive-thru, the building changes quite a bit, but still very consistent with what's been talked about.

CHAIRMAN EWASUTYN: Before the Board talks, do we have to do an amended ARB?

MR. DONNELLY: Based upon the new sign, yes. It will be an amended site plan and an amended ARB.

CHAIRMAN EWASUTYN: That's all I had. Board Members, questions?

MR. GALLI: I like it better.

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McDonald'S

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MR. WILSON: That's pretty much the reviews we get. People like it a lot better. It doesn't look like McDonald's anymore.

MR. MENNERICH: The sidewalk on the site plan was moved onto the DOT right-of-way. Who is going to be responsible for the maintenance of it?

MR. WILSON: I believe that would still fall on McDonald's. It's part of their building. They would be responsible for maintaining that.

MR. HINES: DOT will require that as part of their permit to construct it.

MR. WARD: Thank you for making the changes from the last meeting and adding it all in, what we were saying, the concept of it all.

MR. BROWNE: Along with those comments, the clean up on the picnic area with the pavers, I thought that was good.

MS. DeLUCA: That's nice.

CHAIRMAN EWASUTYN: Do you want to summarize it for us?

MR. HINES: We took a look at it. We had no technical comments. I think it was there to address DOT.

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McDonald'S

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Ken Wersted also issued a letter stating that he is fine with the changes on the plan.

I know that you sent a narrative in addressing each of Karen's comments.

We have nothing outstanding on it.

I think it does need amended ARB and amended site plan.

CHAIRMAN EWASUTYN: Let's stop for a moment before we move on to that. Matt, there's a next phase of this between -- the resolution will spell it out -- the securities, the inspection fees.

MR. DUDLEY: Which was contained in the last --

CHAIRMAN EWASUTYN: The Town Board will have to approve those and so on. Follow that course before a site plan can be signed.

MR. DUDLEY: Yes.

MR. HINES: We mention that because there's often times a disconnect between tonight's meeting and when someone shows up for the building permit. All those things in the resolution need to be resolved prior to the plan

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McDonald'S

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being signed.

MR. DUDLEY: Those were under the
general conditions section.

CHAIRMAN EWASUTYN: If there are no
other questions, we'll turn to Mike Donnelly,
Planning Board Attorney.

MR. DONNELLY: I think you're in a
position to reaffirm the negative declaration and
pass a resolution approving the amended site plan
and amended ARB. If that's your inclination, I
think the conditions should be obviously that
this plan with this date and these changes is
approved. We'll need to modify the ARB --
amended ARB conditions because I think you're
going to need to submit -- there's a material
sheet that's part of the application that
specifies by cut sheet or manufacturer, paint.
We need to have those particulars submitted as
part of that ARB application.

MR. WILSON: Exterior building
finishes?

MR. WARD: Signage.

MR. DONNELLY: Has the signage changed?

MR. WILSON: The signage actually

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McDonald'S

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shrunk in total by about 10 square feet.

MR. DONNELLY: That will have to be approved by Jerry Canfield.

The resolution will carry forth all of the other conditions of approval except as modified.

CHAIRMAN EWASUTYN: All right. Having heard from Planning Board Attorney Mike Donnelly, I will -- should we just make a separate motion to reaffirm the negative declaration?

MR. DONNELLY: It would probably be a good idea to do that first.

CHAIRMAN EWASUTYN: If someone will make a motion to reaffirm the negative declaration for the McDonald's.

MR. MENNERICH: So moved.

MR. GALLI: Second.

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

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

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McDonald'S

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MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

And Mike, just one more time for the record, we're going to --

MR. DONNELLY: Approve amended site plan and amended ARB. You will carry forth all of the conditions of the original resolution except as modified. Specifically the applicant will need to provide the material sheet that's part of the ARB application. Obviously the bonding and all those other requirements will be carried forward.

CHAIRMAN EWASUTYN: Thank you, Michael. Would someone like to make a motion?

MR. WARD: So moved.

MR. DOMINICK: Second.

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

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

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McDonald'S

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MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Motion carried. Thank you.

MR. DUDLEY: Thank you.

MR. WILSON: Thank you.

MR. HINES: Do you know the timeframe
for construction?

MR. WILSON: I'm going to say probably
sometime after Labor Day. Sometime in the fall.
Once we hit the ground it's about a hundred days
and it will be back open again.

(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 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 6th day of August 2018.

Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

NEWBURGH LOGISTICS, LLC
(2018-14)

Northeast Distribution Business Center
Corporate Boulevard
Section 95; Block 1; Lot 68
IB Zone

----- X

INITIAL APPEARANCE
SITE PLAN

Date: August 2, 2018
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
CLIFFORD C. BROWNE
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

----- X

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

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CHAIRMAN EWASUTYN: The third item of business this evening is Newburgh Logistics. The attorney for the applicant sent us an e-mail requesting that we adjourn this for a later date. Let the record show that.

(Time noted: 7:31 p.m.)

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

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of August 2018.

Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

SHOPPES AT UNION SQUARE
(2018-10)

Corner of Union Avenue & Orr Avenue
Section 96; Block 1; Lot 6.2
IB Zone

----- X

AMENDED SITE PLAN

Date: August 2, 2018
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
CLIFFORD C. BROWNE
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: JEREMY SECARAS
JEFFREY DeGRAW

----- X

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

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CHAIRMAN EWASUTYN: The last item of business we have is the Shoppes at Union Square. It's an amended site plan. It's on Union Avenue and Orr Avenue in an IB Zone. It's being represented by Langan Engineering.

MR. SECARAS: Good evening. My name is Jeremy Secaras and I'm with Langan Engineering. I'm the engineer.

We were here in front of you in June. I'll just go over a brief recap so you'll have the background refreshed. The site is Block 1, Lot 6.2. It's located at the corner of Orr Avenue and Route 300.

As you may recall, we received approval for an overall retail development which was for the entirety of the yellow area. That was subsequently broken up into three phases. Phase 1 was approved, which is the area that you see fronting on Route 300. That was phase 1. We are now back for phase 2 which is the area directly to plan north. It's actually to the west but plan north.

You may also recall that I presented this red line overlay which we've since updated.

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It's an overlay of the original plan. The two buildings in red are retail B and retail D. They're basically two smaller retail buildings where in black behind it was a larger single retail building. That's the change to this phase.

We also have the zoning chart laid out in terms of minor changes, slight differences. There were a number of variances that were part of the original approval. We're not seeking any new variances. They fall within the originally approved variances.

This is a two-acre parcel in terms of size.

Other than that, we'll go to the new plans. One of the things that we were asked to do by the Board was to put together a site plan approval set, I'm going to present parts of that, and also to show how the overall lot, including phase 3, would work both from a SEQRA standpoint and also for the overall approval even though what we're planning to do right now, what we're asking for approval to do right now is just to build the phase 2 portion.

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One of the things that you can see on here is it's a very similar layout. I can bring the other plan up in the background. The only change on the phase 3 portion is we slid the cross connection between phase 2 and phase 3 slightly to work a little better with this layout and we modified the parking slightly just so that it's still consistent with the overall zoning and the overall approval.

I would just state that when we did look at phase 2, the parking works in two different ways. It works, number one, when phase 2 is approved as a standalone, and it also works when phase 3 is eventually built out.

Other than that, there are no changes to phase 3, and again no new variances requested either for the phase 2 or future phase 3 portion, at least not at this time.

We developed a set of drawings which are really focused on the phase 2 portion. This is a blow up of the phase 2 area. What you can see here is the two buildings, you have the circulation around the buildings, the drive-thru on one side.

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There is a regulated stream which is located to the north which bisects phase 2 from phase 3. The crossing between the two phases is not being provided at this time. They'll be part of future phase 3. We kept our limited disturbance well away from the banks of the stream with the idea that we don't want to get anywhere near wetlands or stream issues or potential waters or anything like that. Our disturbance is kept back from that area on purpose. That would be something we would have to address in phase 3.

Phase 1 and 2 combined, as in restaurant, parking lot, and this phase requires a total of 140 parking spaces. We're providing 221.

Dedicated loading areas are not specifically striped out on here but we do identify where the buildings would be loaded from. We have those crosshatched out on both the loading dock -- I'm sorry, the drive-thru side of the building and then another space in the back. Realistically these buildings are going to be loaded on off hours when the parking lot is

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empty, so a dedicated loading space was seen as unnecessary for this particular use. These are very small tenants. If the Board desires we can stripe out specific spaces.

I will now move to the grading and drainage plan. One of the things we mentioned last time, which you can see clearly here, is the stormwater drainage for phase 1 and phase 2 was actually basins, sediment filters forebay and underground detention. It was built in phase 1 and was built to include phase 2. We did prepare calculations and submitted them as part of this application which shows that the impervious area is actually a little bit reduced, the overall stormwater runoff is a little bit reduced, so effectively the existing stormwater system is sufficient to address the stormwater from phase 2. When we did the stormwater design initially, one of your requirements was that given the nature of the stream and what we were discharging, that we develop the stormwater to 110 percent of the State standards. We still fall within that and provide more than 110 percent.

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In terms of the elevations, the grades are generally highest along the south corner at Orr Avenue and go down towards the stream, towards the north. It's about a ten-foot grade change across the site. Almost all of that is made up in a little bit of slope on the sides. Those slopes are 3 to 1. We could actually flatten them out a little bit. Again, we're trying to stay away from the stream. I provided a couple of short retaining walls in order to make sure we're not going near that stream.

Utilities were also developed.

In terms of infrastructure, we just have a couple of pipes tying in. There's no large infrastructure.

Finally we have the utility plan which has a similar development. All the utilities are stubbed up across the phase 1 portion for future use in phase 2. We have a new water main that comes along the back, some new sanitary connections in the front and a gas connection. There's a telephone and electric feed. We are in the process of reviewing them. We understand we need to get a new updated water and sewer

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2 allocation confirming that these work for the
3 infrastructure as well as getting the City to
4 sign off. We also understand that Orange County
5 DOH permitting is required. That we would expect
6 both of those sets of permits to be a condition
7 of the approval.

8 We did develop, once again, the
9 lighting plans. I can put them up. Very simply,
10 they're consistent with the original design. We
11 did receive minor comments from the landscape
12 consultant. We addressed those. We do confirm
13 that we are in excess of the five percent
14 landscaped areas within the parking areas. The
15 lighting we also confirmed matches the lighting
16 fixtures and poles of phase 1. So that's
17 consistent as well.

18 We received a number of comment
19 letters, as I mentioned, from our initial
20 submission back in June. We addressed all of
21 those comments in our cover letter submitted for
22 this. We more recently obtained some comment
23 letters from Creighton, Manning as well as MHE
24 very recently. We've reviewed them. We haven't
25 addressed them yet. We do not see any issues and

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we're confident we'll be able to address those pretty easily.

I would note that we have submitted a full EAF as part of the application. Our architect is here if you have any specific architectural questions. You can see the rendering and elevations in front of you. That's pretty much it.

CHAIRMAN EWASUTYN: We'll open it up to discussion from Board Members.

MR. GALLI: I'm good.

MS. DeLUCA: I'm good.

MR. MENNERICH: Fine.

MR. BROWNE: Good presentation. Thank you.

MR. DOMINICK: Very nice. It looks good.

MR. WARD: In between the building, is that a walkway?

MR. SECARAS: Yes.

MR. WARD: All right. Are there sidewalks around the building?

MR. SECARAS: Yes. Not entirely. There's no sidewalk on the drive-thru side.

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MR. WARD: Right. How wide is it in between the buildings?

MR. SECARAS: Fifteen feet.

MR. WARD: I'm just asking for when you bring plans in for final, if you'd put like benches there.

MR. SECARAS: That's not currently planned.

MR. WARD: What I'm asking is you've got the smoothie place coming in, or a restaurant, whatever. They're going back and forth, they like to sit. Even though you've got a picnic table, my experience with walk throughs around, I've seen that and it's a nice -- is there lighting there too for in between the buildings?

MR. SECARAS: Building lighting.

MR. WARD: To me it's something -- it's not much but it does accent it for what you want to do.

MR. DeGRAW: May I? Jeff DeGraw, DeGraw & DeHaan Architects. We referenced some walkways in some different cities as far as finding fifteen feet to be a really great number.

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We have display windows that are also opening on that. We do envision it as a very lively space with really great lighting. It should be a good part of the experience.

MR. SECARAS: I can address it a little bit further in terms of the seating. There is an area off to the side here which we identified last time as a future potential seating area. There's no specific plan for that. It's envisioned to be a pervious space, mulch, grass and a picnic bench type seating. That would be provided by the tenant at a future time. There is an area that basically we're just not putting trees in because we're trying to maintain that for a future use.

MR. WARD: What I'm trying to say is it's a plain walkway through the buildings and it wouldn't be bad to have two benches.

MR. CITERA: We can add some benches.

Nick Citera, one of the owners.

MR. WARD: I work in New York. It looks nice and it's a good atmosphere for people.

MR. CITERA: Consider it done.

MR. WARD: Thank you.

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CHAIRMAN EWASUTYN: You mentioned in the comment letter that you responded to Karen Arent in removing the Sweet Gum trees.

MR. SECARAS: Correct.

CHAIRMAN EWASUTYN: Are you replacing them with anything?

MR. SECARAS: Yes. I can pull up the landscape plan.

CHAIRMAN EWASUTYN: You're not noting that on the plant legend, but okay.

MR. SECARAS: There are no Sweet Gums called out, and we still provide the same number of trees and plantings. We just changed the species.

CHAIRMAN EWASUTYN: Nick, general maintenance questions to give consideration. The Cherry tree on the left side of the access road onto Orr Avenue, the limbs are rather low. I think it affects somewhat the sight distance, visibility.

MR. CITERA: Okay.

CHAIRMAN EWASUTYN: In the rear lot, the rear parking lot further in the back, there's a Locust tree and you can see the dead limbs.

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MR. CITERA: I'll check it tomorrow morning.

CHAIRMAN EWASUTYN: This is kind of a very far reaching question. On Route 300 you have three large Oak trees. Of those three I would say one is very unsafe and I would -- overall I would -- if not to bring in an arborist to remove some, I know it can be costly to remove the entire tree.

MR. CITERA: If it's unsafe I'll remove it.

CHAIRMAN EWASUTYN: I would say that it's 75 percent declining.

MR. CITERA: Is it the one on the corner?

CHAIRMAN EWASUTYN: It's the one in the center. There are three Oaks. The one in the center is declining, the one to the north of it -- I guess what I'm suggesting is if I were to remove, or whatever I did with the center one, I would take the time to remove the dead limbs on all the Oak trees just to spruce up the --

MR. CITERA: I'll bring the arborist in and have him look at all of them.

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CHAIRMAN EWASUTYN: I can't make that judgment, I'm not qualified. Maybe have somebody come in.

Pat Hines?

MR. HINES: Our first comment just identifies the change in the size of the building from when it was a Staples to what's proposed now. It's 1,028 larger.

The EAF identified some future ecological studies. Because of the time that has passed since the original approval, there are a couple of other species of concern that are identified. We'll need that report. I think Mike Nowicki is doing that report for you, along with confirmation of the wetland boundary.

We did receive Langan's report on the comparison between the stormwater management and find that to be acceptable. We do anticipate some comments regarding stormwater because of the proximity to Washington Lake. Actually there was a gentleman here earlier that wanted to speak but it's not a public hearing. At the public hearing we need to be able to address that thoroughly, how the stormwater management was taken into

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account and that there is water quality and quantity there. Also the decrease in impervious surfaces.

The increase in water and sewer because of the introduction of the fast food drive-up window and the increase in square footage, we will need that adjusted. The other way is to maybe take off square footage from phase 3. I'll leave that up to you whether you want to go back to the City of Newburgh or adjust the size of the phase 3 building to accommodate. We do need the water flow projections from this building versus the previous building.

The phase 3 stream crossing won't be permitted. When you have Mike Nowicki out there -- you're getting dangerously close to the stream in the one location. You may better extend that retaining wall than pull it back a little. This area right here, it's within feet of the stream. This grading. Maybe this wall can kick over a little more. I think DEC does twenty-five feet from the beds or banks.

MR. SECARAS: Based on the last approval that we had, there was no offset

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required.

MR. HINES: It was just the bank.

MR. SECARAS: Just the stream. We tried to keep everything at least ten feet off.

MR. HINES: Just have Mike confirm that when he's out there. He's certainly qualified to do that.

Landscaping plans should be in compliance with the section noted. I know you said you're at 5 percent. Show us that calculation.

MR. SECARAS: Okay.

MR. HINES: Health Department because of the hydrant, we'll need that.

Sizing of that grease trap we'll need.

I think I provided you copies of the water and sewer notes.

We talked about the wetland buffer. The embankment.

That's all we have. I think the Board could be in a position now to submit this to Orange County Planning to get that timeframe started. That's an approval that's going to be required. The plans are certainly in shape to do

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that.

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

MR. DONNELLY: No. I'm trying to remember how we handled SEQRA. It was a negative declaration?

MR. HINES: It was a negative declaration.

MR. DONNELLY: I think we should make sure at the next meeting, if that's when we can do it, that we have sufficient information to reaffirm that negative declaration for this change. I assume that's where we're going but I think formally we will need to do that.

CHAIRMAN EWASUTYN: Nick, have any of the houses been demo'd?

MR. CITERA: There are no houses.

CHAIRMAN EWASUTYN: In the back there was none?

MR. CITERA: There are no houses.

MR. HINES: You don't own those two?

MR. CITERA: The one house was taken down.

MR. HINES: It was?

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SHOPPES AT UNION SQUARE

MR. CITERA: That was taken down.

MR. HINES: The one you own?

MR. CITERA: When the other people owned it. It's not there now.

MR. HINES: They were pretty rough looking.

MR. CITERA: Yeah. There's one more there that we do not own. We're trying to buy it.

MR. HINES: That is also rough looking.

MR. CITERA: They're not really realistic with the price.

MR. SECARAS: If I could ask, what else would you need to see in order to go forward with the negative dec?

MR. HINES: That's it. I think we need the reports from Mike Nowicki that were identified in your EAF to be provided. I think that will close that out along with the confirmation of the Federal wetlands boundary being the same.

CHAIRMAN EWASUTYN: Do we need a little bit of an after study with Mr. Saltese that Ken Wersted asked for the traffic count or not? Ken

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Wersted did want more information.

MR. HINES: He had traffic comments. I didn't hit his comments. Ken does have some comments. He's looking for a little more. I think those are the SEQRA issues that are outstanding now.

CHAIRMAN EWASUTYN: Would someone want to make a motion to refer this to the Orange County Planning Department?

MR. GALLI: So moved.

MR. DOMINICK: Second.

CHAIRMAN EWASUTYN: Motion by Frank Galli. Second by Dave Dominick. I'll ask for a roll call vote.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Motion carried. Thank you.

MR. CITERA: Thank you.

MR. SECARAS: Thank you.

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CHAIRMAN EWASUTYN: At the time of the public hearing you'll have ARB plans for us. You may want to consider also, maybe within a week or so of the public hearing, to have some easels in the lobby showing the proposed site, that way if the public has any interest, it's a lot easier to look at pictures.

MR. HINES: What we've done with that, John, the adjoiner's notice and the public hearing notice I revised to tell the public that that information is available on the website and will be available at future public hearings.

MR. CITERA: When is the next public hearing?

MR. HINES: We need to close out SEQRA before we can schedule the public hearing. It's kind of in your ballpark. If you can get us that information we can get you back on an agenda to do a SEQRA determination and schedule a public hearing.

MS. CITERA: We do the notice to the neighbors?

MR. HINES: I provide it.

MS. CITERA: We just need the 500 foot

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radius?

MR. HINES: I'll get you that list.

MR. DONNELLY: Pat does all the work.

MR. HINES: It's first class mail. The Town does the mailing.

CHAIRMAN EWASUTYN: That's an answer to your question that they kept calling on.

MS. CITERA: We just wanted to make sure we were doing it the right way.

Thank you very much.

MR. SECARAS: Orange County DOH and the water and sewer permits will be conditions of prior to SEQRA?

MR. HINES: If you want to. I don't have any reason why you couldn't go there now.

CHAIRMAN EWASUTYN: Do you have to send a letter to anyone allowing them to --

MR. HINES: I do for the DOH.

CHAIRMAN EWASUTYN: You'll do that?

MR. HINES: Yes.

(Time noted: 7:57 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 6th day of August 2018.

Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

LONGVIEW FARMS/SUMMER KIM
(2016-39)

Request for a Six-Month Extension
from August 2, 2018 through February 2, 2019

----- X

BOARD BUSINESS

Date: August 2, 2018
Time: 7:57 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
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

----- X

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

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CHAIRMAN EWASUTYN: We have one item of Board Business. Ken Mennerich will read that into the minutes.

MR. MENNERICH: The item is Longview Farms/Summer Kim, project 2016-39. They are requesting a six-month extension from August 2, 2018 to February 2, 2019.

CHAIRMAN EWASUTYN: Would someone like to make the motion to grant that approval?

MR. WARD: So moved.

MR. GALLI: Second.

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

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Stephanie won't be at the next meeting.

Cliff?

MR. BROWNE: Probably but I will be

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late or right on time. I land at Westchester at
5.

CHAIRMAN EWASUTYN: If there is anyone
else who may not be here, let us know.

I'll move for a motion to close the
Planning Board meeting of the 2nd of August.

MR. MENNERICH: So moved.

MR. GALLI: Second.

CHAIRMAN EWASUTYN: A motion by Ken and
a second by Frank. Roll call vote.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

(Time noted: 7:59 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
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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 6th day of August 2018.

Michelle Conero

MICHELLE CONERO