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

- - - - - X

In the Matter of

CATSKILL VETERINARY SERVICES  
(2024-26)

The Intersection of Route 9W and Route 32  
Section 82; Block 1; Lot 34  
B Zone

- - - - - X

AMENDED SITE PLAN - CHANGE OF USE

Date: October 3, 2024  
Time: 7:00 p.m.  
Place: Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
CLIFFORD C. BROWNE  
LISA CARVER  
STEPHANIE DeLUCA  
DAVID DOMINICK  
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: LARA PRUSCHKI

- - - - - X

MICHELLE L. CONERO  
Court Reporter  
845-541-4163  
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: Good evening,  
3 ladies and gentlemen. The Planning Board  
4 would like to welcome you to their  
5 meeting of the 3rd of October 2024. We  
6 have five agenda items and one Board  
7 business matter.

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

10 MR. DOMINICK: Present.

11 MS. DeLUCA: Present.

12 CHAIRMAN EWASUTYN: Present.

13 MR. BROWNE: Present.

14 MS. CARVER: Present.

15 MR. WARD: Present.

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

18 MS. CONERO: Michelle Conero,  
19 Stenographer.

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

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

24 CHAIRMAN EWASUTYN: At this time  
25 I'll turn the meeting over to John Ward.

2 MR. WARD: Please stand to say the  
3 Pledge.

4 (Pledge of Allegiance.)

5 MR. WARD: Please turn off your  
6 phones or on vibrate. Thank you.

7 CHAIRMAN EWASUTYN: The first item  
8 of business is Catskill Veterinary  
9 Services, project number 24-26. It's  
10 here tonight for an amended site plan for  
11 a change of use. It's located north of  
12 I-84 and 9W. It's in a B Zone. It's  
13 being represented by -- Lara, are you  
14 representing this project?

15 MS. PRUSCHKI: Yes.

16 CHAIRMAN EWASUTYN: Lara, she's  
17 with Engineering & Surveying Properties.  
18 How do you pronounce your last  
19 name?

20 MS. PRUSCHKI: Pruschki.

21 CHAIRMAN EWASUTYN: Pruschki.  
22 Thank you.

23 MS. PRUSCHKI: Since the last  
24 meeting, we had sent out the mailings and  
25 posted the mailing at the site.

2 I believe the only outstanding item  
3 was that they were going to change the  
4 freestanding sign in front of the  
5 building, but they decided to leave that  
6 as is and just add a sign on the building  
7 for their change of use.

8 CHAIRMAN EWASUTYN: Questions from  
9 Board Members. Dave Dominick.

10 MR. DOMINICK: Nothing.

11 MS. DeLUCA: Nothing.

12 MR. BROWNE: Nothing more.

13 MS. CARVER: Nothing.

14 MR. WARD: No.

15 CHAIRMAN EWASUTYN: Would you be  
16 adding any signage to the building?

17 MS. PRUSCHKI: Yes. They want to  
18 add a sign right above the door, similar  
19 to the other signage on the building.

20 CHAIRMAN EWASUTYN: Do you have an  
21 example of that sign, the color, the  
22 lettering or anything, with you this  
23 evening?

24 MS. PRUSCHKI: I do not, no.

25 CHAIRMAN EWASUTYN: Jim Campbell,

2 Code Compliance.

3 MR. CAMPBELL: The freestanding  
4 sign, that's not being touched at this  
5 time. It doesn't need to be addressed.  
6 In the future it will need to be  
7 addressed if they change out one of the  
8 signs on there.

9 The building-mounted sign will need  
10 ARB. We need information about the sizes  
11 and stuff to confirm that it's compliant.

12 CHAIRMAN EWASUTYN: Pat Hines with  
13 MH&E.

14 MR. HINES: Our first comment just  
15 identifies the change of use of 3,167  
16 square feet of an existing structure.

17 The adjoiners' notices had been  
18 sent out.

19 No physical changes to the project  
20 site are proposed.

21 The project site complies with all  
22 the underlying bulk requirements,  
23 including parking.

24 The project is a Type 2 action  
25 under SEQRA, requiring no further review.

2 We just discussed the signage on  
3 the site.

4 With that, we have no outstanding  
5 technical issues.

6 CHAIRMAN EWASUTYN: Dominic Cordisco,  
7 Planning Board Attorney.

8 MR. CORDISCO: Given the project is  
9 a Type 2 action, the Board could consider  
10 conditions of approval at this time, if  
11 you're so inclined.

12 This is for a change of use within  
13 an existing building. The project did  
14 not require to be referred to the County  
15 Planning Department.

16 The details regarding signage could  
17 be deferred and presented to the Board at  
18 a later date for ARB approval.

19 CHAIRMAN EWASUTYN: Having heard  
20 from Planning Board Attorney Dominic  
21 Cordisco that we could grant conditional  
22 approval for the veterinarian service  
23 subject to the understanding that at a  
24 later date the applicant's representative  
25 will come back for the proposed signage

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for the change of use.

MR. DOMINICK: I'll make the motion.

MS. CARVER: Second.

CHAIRMAN EWASUTYN: Thank you. I have a motion by Dave Dominick, a second by Lisa Carver. Can I have a roll call vote starting with John Ward.

MR. WARD: Aye.

MS. CARVER: Aye.

MR. BROWNE: Aye.

CHAIRMAN EWASUTYN: Aye.

MS. DeLUCA: Aye.

MR. DOMINICK: Aye.

MS. PRUSCHKI: Thank you.

(Time noted: 7:05 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 10th day of October 2024.

*Michelle Conero*  
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MICHELLE CONERO



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

----- X  
In the Matter of

ELKAY PARTNERS DEVELOPMENT  
(2024-29)

Brewer Road  
Section 39; Block 1; Lot 32  
R-3 Zone

----- X

SITE PLAN  
MULTI-FAMILY APARTMENTS/SENIOR HOUSING

Date: October 3, 2024  
Time: 7:05 p.m.  
Place: Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
CLIFFORD C. BROWNE  
LISA CARVER  
STEPHANIE DeLUCA  
DAVID DOMINICK  
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: LARA PRUSCHKI

----- X

MICHELLE L. CONERO  
Court Reporter  
845-541-4163  
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: Item number 2  
3 is Elkay Partners Development, project  
4 number 24-29. It's an initial appearance  
5 for a site plan, multi-family apartments  
6 and senior housing. It's located on  
7 Brewer Road in an R-3 Zone. It's being  
8 represented by Engineering & Surveying  
9 Properties, Lara --

10 MS. PRUSCHKI: Pruschki.

11 CHAIRMAN EWASUTYN: I'm Ewasutyn,  
12 so I understand that.

13 MS. PRUSCHKI: It's a struggle.

14 CHAIRMAN EWASUTYN: Please.

15 MS. PRUSCHKI: I'm Lara Pruschki  
16 from Engineering & Surveying Properties.  
17 I'm here to represent the owner and  
18 applicant, Elkay Partners, LLC, for a  
19 proposed multiple-dwelling use on tax map  
20 parcel Section 39; Block 1; Lot 32. This  
21 is a permitted use in the R-3 Zone.

22 This site, as it exists today, is  
23 vacant and mostly wooded. There are  
24 existing Federal wetlands in the  
25 southwest and southeast corners of the

2 property that we had delineated and shown  
3 on the map.

4 For the proposed use there is a  
5 single access point on Brewer Road, a  
6 26-foot wide loop road, going around the  
7 project to serve the five residential  
8 buildings which would be two different  
9 types. The smaller one will be 15,000  
10 square feet, the larger one at 31,000  
11 square feet. These will house a total of  
12 168 units which will be 126 one-bedroom,  
13 42 two-bedroom. 19 of those will be  
14 reserved for senior housing.

15 To accommodate the residents, we  
16 have parking in several different parking  
17 lots around the loop road. There are  
18 also 7 garages along the loop which will  
19 have additional parking spaces for a  
20 total of 336 parking spaces.

21 There is also a proposed clubhouse  
22 in the beginning of the site with a pool  
23 area and a playground, and then some  
24 other amenities in the green space in the  
25 center of the loop, including pickleball

2 and tennis.

3 We have reserved some areas for  
4 stormwater management around the site.

5 For the construction of the road,  
6 we will have to disturb .25 acres of the  
7 Federal wetland. We've also shown  
8 mitigation planned in the back here to  
9 account for that disturbance.

10 The site is in the consolidated  
11 water district and will connect from  
12 Brewer Road as a loop through to Caroline  
13 Court, where we also show a secondary  
14 emergency access to the site from there.

15 The site will require an outside  
16 user agreement from the Town Board to  
17 connect to the sewer district in Brewer  
18 Road.

19 CHAIRMAN EWASUTYN: Thank you.

20 Questions from Board Members. Dave  
21 Dominick.

22 MR. DOMINICK: Lara, for the 7  
23 garages that you have there, I would like  
24 to see EV charging for the future  
25 tenants. Also in the common area

2 parking. Some EV chargers throughout the  
3 site. You said you had 336 total spaces?

4 MS. PRUSCHKI: Yes.

5 MR. DOMINICK: Maybe 5 percent, 10  
6 percent.

7 The senior housing, is that one  
8 specific building or is that rooms  
9 throughout the multiple use, the multiple  
10 sites?

11 MS. PRUSCHKI: That's something  
12 I'll have to confirm. I would believe it  
13 would be throughout.

14 MR. DOMINICK: Okay. I was going  
15 to suggest that there be one particular  
16 building, let's say the smaller building,  
17 15,000 square feet, for a possible  
18 generator backup for them.

19 MS. PRUSCHKI: Okay.

20 MR. DOMINICK: That's all. Thank  
21 you.

22 CHAIRMAN EWASUTYN: Stephanie.

23 MS. DeLUCA: I just had one  
24 question. Could you define for me the  
25 garden-style dwellings? What does that

2 mean?

3 MS. PRUSCHKI: Garden?

4 MS. DeLUCA: Multiple dwellings in  
5 accordance with 185-25, garden-style  
6 dwellings.

7 MS. PRUSCHKI: I believe that's  
8 part of the code, --

9 MS. DeLUCA: Okay.

10 MS. PRUSCHKI: -- so the definition  
11 is in there. I don't know offhand.

12 MS. DeLUCA: Okay. I was just  
13 wondering specifically, how tall are the  
14 buildings going to be?

15 MS. PRUSCHKI: I don't think that  
16 we have specific architectural for them  
17 yet, but they will meet the zoning  
18 requirements.

19 MS. DeLUCA: Thank you.

20 CHAIRMAN EWASUTYN: On the rear of  
21 the buildings will there be any outdoor  
22 patios?

23 MS. PRUSCHKI: Right now we don't  
24 have plans for those, but with the  
25 architectural we'll present that.

2 CHAIRMAN EWASUTYN: Thank you.  
3 That's all.

4 MR. BROWNE: One of the other  
5 reasons, and Dave brought up the building  
6 for seniors, the code calls for a maximum  
7 square footage for those units. Typically  
8 we found others have done that. One main  
9 reason is it's a lot easier to fit them  
10 in rather than have a couple of odd  
11 sizes. It's your project, so whatever.

12 CHAIRMAN EWASUTYN: That's true.

13 MR. BROWNE: Also, the height that  
14 you have, the 40-foot difference on the  
15 top side of your diagram there, in the  
16 future I would like to see some kind of a  
17 contour across there to see the  
18 difference in the height of the buildings  
19 that you're building versus when you get  
20 down to that point, down the road a ways.

21 MS. PRUSCHKI: Down here, you're  
22 saying?

23 MR. BROWNE: A cross section  
24 through there to see how well that lays  
25 out.

2 MS. PRUSCHKI: Sure.

3 MR. BROWNE: Hiking trails  
4 throughout the -- I'm assuming the  
5 wetlands aren't going to be wet, wet.

6 MS. PRUSCHKI: Yes.

7 MR. BROWNE: Is that an area where  
8 you can put in for walking paths for  
9 exercise and that kind of thing or is  
10 that not appropriate for that property?

11 Just think about it.

12 CHAIRMAN EWASUTYN: Lisa Carver.

13 MS. CARVER: Just for the senior  
14 building, how many floors is that, the  
15 senior apartments, do you know?

16 MS. PRUSCHKI: No, I'm not sure  
17 yet. I think these are all two story.

18 MS. CARVER: Will there be an  
19 elevator?

20 MS. PRUSCHKI: There should be.

21 MS. CARVER: There should be.  
22 That's the only question I had.

23 CHAIRMAN EWASUTYN: John Ward.

24 MR. WARD: I think that the project  
25 needs a traffic study because of the



2 volume of residents in the area and the  
3 volume of what you have with the traffic.  
4 If you can have a traffic study done.

5 MS. PRUSCHKI: Sure.

6 CHAIRMAN EWASUTYN: Okay. Jim  
7 Campbell, Code Compliance.

8 MR. CAMPBELL: Just a couple items,  
9 real brief.

10 In the EAF it mentions the hours of  
11 work. Just keep in mind that site prep  
12 activities have different requirements.  
13 That can be found in Chapter 83-11 for  
14 that section.

15 Just to let you know, I did forward  
16 the sketch plan to the fire department.

17 MS. PRUSCHKI: Okay.

18 CHAIRMAN EWASUTYN: Pat Hines with  
19 MH&E.

20 MR. HINES: Our first comment  
21 identifies the site as a 168-unit,  
22 multi-family apartment complex. They're  
23 seeking approval under the Town's Senior  
24 Density Bonus Code, Section 185-48. The  
25 project is in the R-3 Zone.

2           There's a process if the Town Board  
3 allows an increase in density for senior  
4 citizen housing. The applicant proposes  
5 the project to consist of both senior  
6 and non-senior multi-family units.  
7 Notwithstanding, per Code Section 185-48 B,  
8 above the maximum density level shall  
9 be nine units per acre of usable area and at  
10 least one of every three additional units  
11 shall be senior citizen housing.

12           It also limits the size of the units  
13 to 1,000 square feet.

14           The bulk table has a three-bedroom  
15 unit that's bigger than 1,000 square  
16 feet, but I don't believe any three-  
17 bedroom units are proposed. I think  
18 it said one and two bedrooms only, so  
19 that can be removed from the bulk table.

20           There are setback requirements in  
21 Section 185-25C(9), I believe you  
22 meet them, but it specifies the  
23 length of the building. If you can,  
24 just put the length of the building  
25 in the bulk table along with that

2 section.

3 Adjoiners' notices must be sent  
4 out prior to the next meeting. That's  
5 usually within ten days of this  
6 meeting.

7 The bulk table should reference  
8 the density calculation section for  
9 dwellings per acre.

10 The building height should be  
11 specifically identified in the bulk  
12 table.

13 The project is subject to the  
14 Town's Tree Preservation Ordinance.  
15 Compliance will that will need to be  
16 documented during the process.

17 There is a process for the senior  
18 housing density bonus. I'll let  
19 Dominic hit on that some more. The  
20 Town Board, upon recommendation of  
21 the Planning Board, may authorize the  
22 Planning Board to review the project.  
23 There's a process there.

24 Based on the unit count, two  
25 points of access are required. There

2 is a proposed emergency access off of  
3 Caroline Court. Review of the access  
4 point will be during the site plan.

5 An Army Corp wetlands delineation  
6 should be provided to the Board.

7 We note that the DEC wetland  
8 regulations are scheduled to change  
9 beginning January 1st. The impacts  
10 of that will have to be addressed on  
11 the project, if any.

12 Army Corp of Engineers and DEC  
13 evaluation of the wetlands and  
14 mitigation are required.

15 The project is not located in  
16 the Town's sewer district. An out-of-  
17 district user agreement will be  
18 required by the Town Board should the  
19 project move forward with that.

20 DEC approval for any sewer main  
21 extension will be required.

22 Health Department approval for  
23 the water main extension with  
24 hydrants will be required.

25 The EAF identifies the project to

2 be constructed in two phases, so a  
3 phasing plan will be required.

4 We're looking to see where the  
5 locations are of the existing  
6 utilities to serve the site. The  
7 nearest water and sewer lines should  
8 be depicted.

9 A City of Newburgh flow acceptance  
10 letter will be required during the  
11 process.

12 There's a coordination issue with  
13 the number of acres to be disturbed  
14 in two places on the EAF.

15 The Planning Board may wish to  
16 circulate its notice of intent for  
17 lead agency.

18 The project is a Type 1 action.  
19 It is identified in the Orange  
20 County Agricultural District, which  
21 reduces the threshold for a Type 1  
22 action to 25 percent of any of the  
23 other Type 1 actions, so a 2.5 acre  
24 disturbance in an Ag District. As  
25 well, the project does disturb

2 greater than 10 acres, identifying  
3 the project as a Type 1 action. A  
4 coordinated review will be required.

5 Several of the units are -- most  
6 of the units are right at that 60-foot  
7 building setback line, so that's  
8 going to need to be carefully checked.  
9 Typically we require a note requiring  
10 stakeout and a field survey of the  
11 foundations prior to being poured  
12 when structures are located at the  
13 setback lines.

14 We just noted for the Board that  
15 there are 7 accessory garages with 7  
16 garage parking spaces in each for a  
17 total count of 49 garage spaces on  
18 the plan.

19 CHAIRMAN EWASUTYN: One additional  
20 question. Will there be a rental office  
21 on the site for managing of the property  
22 and renting units?

23 MS. PRUSCHKI: I will have to  
24 confirm that. I believe if there was, it  
25 would be probably in the front of the

2 clubhouse.

3 CHAIRMAN EWASUTYN: Okay. Dominic  
4 Cordisco, Planning Board Attorney.

5 MR. CORDISCO: Yes. This is an  
6 initial appearance by this applicant.

7 As Pat noted, the adjoiners'  
8 notices will need to be done in  
9 coordination with MHE.

10 The action that the Board could  
11 consider taking tonight would be to  
12 circulate for lead agency, to start that  
13 process since there are other involved  
14 agencies as far as this project is  
15 concerned. Type 1 actions require  
16 circulation for lead agency. The Town  
17 Board would be, obviously, an involved  
18 agency as well.

19 In connection with the Town Board,  
20 as Pat eluded to, there's Town Board  
21 approval of the density that would need  
22 to be allowed for the project because of  
23 the proposed senior housing. That  
24 happens in a two-stage process. There's  
25 a point where the Board is comfortable

2 with circulating for lead agency.

3 You should also make the referral  
4 to the Town Board for initial  
5 authorization to continue processing the  
6 application. It's not an approval by the  
7 Town Board, but the Town Board is  
8 basically indicating that the Planning  
9 Board may continue with its review.

10 If and when the project gets to a  
11 point where there's either preliminary or  
12 conditional approval, one of the  
13 conditions will be final Town Board  
14 approval with all the restrictions that  
15 they have in connection with senior  
16 housing for the project.

17 CHAIRMAN EWASUTYN: We said earlier  
18 during the work session, Pat, that they  
19 should revise the plans somewhat before  
20 we send them?

21 MR. HINES: The comments require  
22 revision to the EAF. The EAF should be  
23 updated with that information and then we  
24 can circulate it.

25 MR. CORDISCO: As well as the plan



2 revisions.

3 MR. HINES: The plan revisions with  
4 the bulk table.

5 MR. CORDISCO: So no one gets  
6 confused that there are proposed three-  
7 bedroom units.

8 CHAIRMAN EWASUTYN: Would someone  
9 make a motion to declare our intent for  
10 lead agency subject to the clean-up  
11 matters that were just discussed.

12 MR. BROWNE: So moved.

13 MR. WARD: Second.

14 CHAIRMAN EWASUTYN: I have a motion  
15 by Cliff Browne. I have a second by John  
16 Ward. Can I have a roll call vote  
17 starting with Dave Dominick.

18 MR. DOMINICK: Aye.

19 MS. DeLUCA: Aye.

20 CHAIRMAN EWASUTYN: Aye.

21 MR. BROWNE: Aye.

22 MS. CARVER: Aye.

23 MR. WARD: Aye.

24 CHAIRMAN EWASUTYN: Motion carried.

25 MR. CORDISCO: If the Board would

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like, I can also prepare a referral letter to the Town Board once we have the revised plans, because we would include those as well to the Town Board for the initial authorization.

CHAIRMAN EWASUTYN: Is the Board in favor of Dominic Cordisco --

MR. DOMINICK: Yes.

MS. DeLUCA: Yes.

MR. BROWNE: Yes.

MR. WARD: Yes.

CHAIRMAN EWASUTYN: Thank you.

MS. PRUSCHKI: Thank you.

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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto  
set my hand this 10th of October 2024.

*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

DRIVANOS SUBDIVISION  
(2024-09)

235 Quaker Street  
Section 2; Block 1; Lots 14 & 15  
AR Zone

----- X

TWO-LOT SUBDIVISION & LOT LINE CHANGE

Date: October 3, 2024  
Time: 7:20 p.m.  
Place: Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
CLIFFORD C. BROWNE  
LISA CARVER  
STEPHANIE DeLUCA  
DAVID DOMINICK  
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: KENNETH LYTLE

----- X

MICHELLE L. CONERO  
Court Reporter  
845-541-4163  
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: Item number 3  
3 is Drivanos Subdivision, project number  
4 24-09. It's a two-lot subdivision and a  
5 lot line change located on Quaker Street  
6 in an AR Zone. It's being represented by  
7 Ken Lytle of Zen Consultants.

8 MR. LYTLE: Good evening. Since  
9 our last appearance, we've addressed  
10 Pat's comments.

11 We've added a pull-off area where  
12 the driveway is.

13 We've added the clearing limits on  
14 there.

15 We've updated the existing trees,  
16 the tree count, how much is going to be  
17 taken down, how much is going to remain.

18 Pat made a comment about the  
19 easement description. I'll have to send  
20 those over to Dominic for review.

21 Pretty simple.

22 CHAIRMAN EWASUTYN: Comments from  
23 Board Members. Dave Dominick.

24 MR. DOMINICK: Nothing at this time.

25 CHAIRMAN EWASUTYN: Stephanie

2 DeLuca.

3 MS. DeLUCA: Nothing.

4 MR. BROWNE: Nothing.

5 MS. CARVER: No.

6 MR. WARD: No.

7 CHAIRMAN EWASUTYN: Jim Campbell,  
8 Code Compliance.

9 MR. CAMPBELL: Just a couple of  
10 things. If you could label the  
11 turnaround as it is a required item.

12 MR. LYTLE: Okay.

13 MR. CAMPBELL: Also, the width of  
14 the driveway, I scaled it at 10. It  
15 should be 12. If you can show the  
16 dimensions on that.

17 MR. LYTLE: Okay.

18 CHAIRMAN EWASUTYN: Pat Hines with  
19 MH&E.

20 MR. HINES: A driveway access and  
21 maintenance agreement will be required.

22 Orange County Planning review was  
23 received with a Local determination.

24 In July we submitted the project to  
25 -- at the same time as County Planning,

2 we sent it to the Town of Plattekill,  
3 which is located immediately adjacent to  
4 the project. They discussed the project  
5 at a planning board meeting and had no  
6 comments.

7 The tree survey information has  
8 been added to the plans. The tree  
9 removal is below the threshold where  
10 mitigation would be required. The  
11 percentage of tree removal would actually  
12 be lower if the trees on lot 1, where  
13 there's no work proposed, were included  
14 in the calculation. Even without those,  
15 they are below it.

16 The clearing limits have been  
17 depicted on the plan. We wanted to  
18 clarify the limits of disturbance. The  
19 EAF identifies .3 acres. I don't know  
20 the exact limit of disturbance within  
21 that line.

22 The Code Enforcement office just  
23 discussed the turnouts.

24 A public hearing is required for  
25 the site.

2 We would recommend a negative  
3 declaration as long as the clearing  
4 limits are below the 1 acre, which I  
5 believe they are.

6 MR. WARD: Pat, you mentioned at  
7 work session about the driveway with the  
8 lot line.

9 MR. CORDISCO: The lot line change.

10 MR. HINES: I wanted to tell you,  
11 this is a two-lot subdivision with a lot  
12 line change. There's a slight lot line  
13 change with the lot in the front in order  
14 to provide the width for the flagpoles or  
15 flag lots. It's a two-lot subdivision  
16 with a lot line change. Any public  
17 hearing notice would state that.

18 CHAIRMAN EWASUTYN: Dominic Cordisco  
19 with Drake, Loeb, Planning Board Attorney.

20 MR. CORDISCO: If the Board is so  
21 inclined, you could consider a negative  
22 declaration at this time, and then  
23 consider also scheduling the mandatory  
24 public hearing for the project.

25 CHAIRMAN EWASUTYN: Would someone



2 make a motion to declare a negative  
3 declaration and set the Drivanos  
4 Subdivision for a public hearing on the  
5 7th of November.

6 MS. CARVER: So moved.

7 MS. DeLUCA: Second.

8 CHAIRMAN EWASUTYN: I have a motion  
9 by Lisa Carver and a second by Stephanie  
10 DeLuca. Can I have a roll call vote  
11 starting with Dave Dominick.

12 MR. DOMINICK: Aye.

13 MS. DeLUCA: Aye.

14 CHAIRMAN EWASUTYN: Aye.

15 MR. BROWNE: Aye.

16 MS. CARVER: Aye.

17 MR. WARD: Aye.

18 MR. LYTLE: Thank you.

19 MR. CORDISCO: Did you also adopt a  
20 negative declaration as part of that?

21 CHAIRMAN EWASUTYN: I did.

22 MR. CORDISCO: It was all in one  
23 resolution. Great.

24 (Time noted: 7:25 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 10th day of October 2024.

*Michelle Conero*  
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MICHELLE CONERO

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

- - - - - X

In the Matter of

CORTLAND COMMONS CANNABIS RETAIL  
(2024-27)

5440 Route 9W  
Section 9; Block 1; Lot 60  
B Zone

- - - - - X

AMENDED SITE PLAN & SPECIAL USE PERMIT

Date: October 3, 2024  
Time: 7:25 p.m.  
Place: Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
CLIFFORD C. BROWNE  
LISA CARVER  
STEPHANIE DeLUCA  
DAVID DOMINICK  
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: BRANDON PETRELLA

- - - - - X

MICHELLE L. CONERO  
Court Reporter  
845-541-4163  
michelleconero@hotmail.com

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CHAIRMAN EWASUTYN: Item 4 is Cortland Commons Cannabis Retail, project 24-27. It's an initial appearance for an amended site plan and a special use permit. It's located on Route 9W in a B Zone. It's being represented by Mauri Architects

MR. PETRELLA: Good evening. I'm Brandon Petrella with Mauri Architects representing the project.

As the Chairman put, we are looking to amend our site plan approval for this, what is now a constructed project. It was previously approved some years ago with an 8,000 square foot retail building and a 2,300 square foot fast food service building with a drive-through. That is our subject building. That's where the tenant would like to put the proposed cannabis dispensary.

The intent is to use the drive-through for pick up only.

No other changes to the site are

1  
2 proposed as part of this. It's strictly  
3 a use change only.

4 We are also eliminating the walk-in  
5 cooler that was in the back. That's no  
6 longer required. That's the only site  
7 change. That was never constructed.

8 There are no changes to site  
9 lighting, site utilities as part of this  
10 proposal at all.

11 The one issue with the zoning data  
12 as far as a change of use is the parking.  
13 Originally the parking was approved for  
14 13 spaces based on the amount of tables  
15 in the facility. The code, as I  
16 interpret it, allows two ways to  
17 determine the amount of required parking  
18 for the retail dispensary, and that is  
19 either square footage, 1 per 150 square  
20 feet, or by the Board's discretion. At  
21 150 square feet, this would require 16  
22 spaces. As I mentioned, there are 13  
23 available. There is a 3 parking space  
24 deficiency. However, in speaking with  
25 the owner, because we have the drive-

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through, it really reduces the parking load on this particular building and our use. Additionally, it's not like fast food. There's no use of cannabis on the site. It's a much quicker transaction. You don't sit down and eat and partake in it. 13 spaces we feel is adequate for that. It's a much faster transaction as well, something similar to a pharmacy or a bank. We looked into a bank. The Town Code is 200 square feet, which is a little less demanding. That would actually be 12 spaces, if you were to consider it that type of use, which actually we would fall into. If the Board has that kind of discretion and could approve that amount of parking, that is something we would like to look into.

As far as the type of retail items, it's all cannabis-style goods. It's flowers, vape products, edibles. No smoking paraphernalia. There's no use onsite.

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Other than that, it's a pretty straightforward application.

CHAIRMAN EWASUTYN: Questions from Members. Dave Dominick.

MR. DOMINICK: Jim or Pat, is a drive-through allowed?

MR. CAMPBELL: Not for this use. It would be an unspecified use in the code and it would require a variance to use it. Basically in the code, banks and fast food can have a drive-through. It wouldn't be classified for this use, so it would require a variance.

MR. DOMINICK: Thank you.

Brandon, I don't think, under your presentation, that this would qualify as a bank. It's more of a special use and a different type of product, so to speak. If a drive-through, as we mentioned in workshop, is not an option for you, those are parking spots you could use to gain what you need.

Where is the dumpster going to be on this site?

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MR. PETRELLA: So there's already two refuse locations here and here. Fast food obviously has a little more demand for refuse. We feel the existing ones will be more than adequate.

MR. DOMINICK: Are they going to be screened in and locked?

MR. PETRELLA: They're already constructed. They're screened and locked.

MR. DOMINICK: Can you walk me through the business model? Somebody comes in --

MR. PETRELLA: Absolutely. So what would happen is you would come to the site. Now we'll just kind of go through the interior. The interior -- the exterior right now has two building entrances. It was designed for, like I said, like a Dunkin' Donuts. The one located here is going to be closed off. That will be an exit only. There will be one entrance point here which will be a locked vestibule. You'll be able to come



2 in, meet a receptionist, the receptionist  
3 checks your ID, makes sure you're  
4 eligible to come in. You're buzzed into  
5 the space where you can see displays. No  
6 actual product is in the sales area.  
7 Once you're inside the sales area, you  
8 see the display of the items that are  
9 there. You can then say I want to take  
10 this from a bud tender. You go to a bud  
11 tender, they will do your transaction.  
12 They will go to a back secure room,  
13 almost like a pharmacy. They will talk  
14 to the pharmacist. He will then take  
15 that order from the bud tender, the bud  
16 tender gives it to the client, the client  
17 exits.

18 MR. DOMINICK: Thank you.

19 That's all, John.

20 CHAIRMAN EWASUTYN: Stephanie  
21 DeLuca.

22 MS. DeLUCA: I'm just curious,  
23 mainly because I don't know the codes or  
24 the laws pertaining to how a product is  
25 overseen as far as whether the product is

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beneficial or appropriate for the kind of use. I was just curious, does your product have oversight over that as far as New York State law? Can you explain that?

MR. PETRELLA: So OCM, the Office of Cannabis Management, they oversee all of that. They issue completely separate licenses for what we would be, which is a retail dispensary. Suppliers have their own chain of rules and regulations they have to follow. OCM requires -- again, this is a -- they have their license to operate in this location. All we would need is your permission to operate in this location. The State has already granted this group the right to operate. They would only be able to use licensed suppliers. For safety measures and those types of things, that whole chain from growth, which is a completely separate license, and production to delivery and supply, which is another license, down to distribution, another license, it is all

1  
2 regulated by the State and the Office of  
3 Cannabis Management.

4 MS. DeLUCA: I'm just curious. I  
5 happened to notice the Zootiez, LLC. Do  
6 you know if that's going to be the name?

7 MR. PETRELLA: No. That's the  
8 legal enterprise that owns the license.

9 We're still -- we're pretty close  
10 to getting our signage package together.  
11 I know you guys are going to want to see  
12 that. We should have that for the next  
13 meeting.

14 No, that won't be their name.

15 MS. DeLUCA: Good. If I may, the  
16 name caught my attention and so I looked  
17 it up. I was just curious. I know that  
18 Zootiez in the urban and rap dictionary  
19 mentions that it's marijuana -- it's a  
20 marijuana cigarette laced with cocaine.  
21 I just was concerned that that was not  
22 going to be --

23 MR. PETRELLA: No. It's all  
24 strictly overseen. No illicit drugs are  
25 permitted. Licenses would be revoked and

1  
2 forever taken away.

3 The ownership group actually  
4 operates a couple of these in other  
5 states, so they're well familiar. Each  
6 state has independent rules. While it's  
7 a silly name, it's obviously -- it does  
8 not reflect on the ownership.

9 MS. DeLUCA: Thank you.

10 CHAIRMAN EWASUTYN: What are the  
11 hours of operation?

12 MR. PETRELLA: Right now we are  
13 tending towards Monday through Saturday  
14 9 a.m. to 10 p.m. and Sunday 9 a.m. to 9  
15 p.m.

16 CHAIRMAN EWASUTYN: No other  
17 questions.

18 MR. BROWNE: The only thing I would  
19 bring up is that the dumpster area needs  
20 to be secured. I'm sure that's taken  
21 care of with your licensing.

22 From what you pointed out, from a  
23 location standpoint, is it reasonable for  
24 this to be -- it looks like a fair  
25 distance away from your operation.

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MR. PETRELLA: Again, this originally was the location for a fast food.

MR. BROWNE: It's not that anymore.

MR. PETRELLA: I understand. My point being, there's so much more refuse to remove with that. There's not a tremendous amount. It's not like you're dumping medical marijuana. This is paper goods and packaging.

MR. BROWNE: It is still State regulated and still has to be controlled by --

MR. PETRELLA: Correct.

MR. BROWNE: -- the State? Okay.

CHAIRMAN EWASUTYN: Lisa Carver.

MS. CARVER: Is there security indoors when people enter or no? They just kind of check their ID, it's not security?

MR. PETRELLA: I don't believe there's security, but I will check with the ownership group about that. I think, again, it's a secured entrance. Once you

2 have been allowed inside, there's not, to  
3 my knowledge, any kind of guards.

4 MS. CARVER: I was just curious.

5 MR. WARD: Now that you've changed  
6 the entrance to the back, how is the  
7 lighting like after 9 o'clock?

8 MR. PETRELLA: We're not proposing  
9 any changes to the lighting. I did  
10 actually review the original design for  
11 the lighting package. It's on an average  
12 of 4 foot candles across the site, which  
13 is very significant for any kind of  
14 security. You normally would be looking  
15 for 1 foot candle. We feel it's more  
16 than sufficient. The lower ends are even  
17 near 2 when you get away from the pole  
18 lights. All of that is well lit.

19 MR. WARD: You mentioned security.  
20 You'll have cameras on the outside?

21 MR. PETRELLA: Yes. There will be  
22 complete exterior cameras. Yes,  
23 absolutely.

24 MR. WARD: Thank you.

25 CHAIRMAN EWASUTYN: Jim Campbell,

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Code Compliance.

MR. CAMPBELL: Nothing in addition to that.

It would need to use the drive-through if State law allows it.

CHAIRMAN EWASUTYN: Pat Hines with MH&E.

MR. HINES: The project is a special use under Chapter 185-48.9, your cannabis-related uses.

We just noted that it's a 2,305 square foot building on the existing Cortland Commons site.

We noted that the walk-in cooler has been omitted from the site plan.

The drive-through window, your application said that no approval for use of that from the Office of Cannabis Management has been issued yet.

MR. PETRELLA: We're currently looking into that. It appears it is allowed and there's no additional requirements for that licensing. Since the time of that letter, that's what I've

1  
2           been led to understand. If it's not  
3           permitted by Town Code, then I'll have to  
4           talk with the ownership group, if that's  
5           something they just want to look into in  
6           the future and go through that zoning  
7           process or if it's something they're not  
8           going to use.

9                   MR. HINES: Any signage on the site  
10                  should be addressed.

11                   Section 185-48.9 E identifies the  
12                  five additional requirements for  
13                  cannabis-related uses. This Board  
14                  typically requires those to be notes on  
15                  the map so the Building Department can  
16                  enforce those.

17                   This is your initial appearance  
18                  before the Board. Adjoiners' notices  
19                  must be sent out. My office will work  
20                  with your office to prepare the notices.  
21                  We'll get you the mailing list from the  
22                  assessor and then you send them out. I  
23                  can discuss that process with you  
24                  offline.

25                   A County Planning 239 submission is



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required for this special use as it fronts on the public highway.

We noted that the original sanitary sewer disposal system for this site had the building as a fast food use with significant gallons per day which will be reduced.

The Board needs to consider the parking. If they are going to the ZBA, you may consider having them get that parking waiver at this time. If the Board is comfortable with the number of parking spaces, you can address it based on the flexibility in the ordinance.

CHAIRMAN EWASUTYN: That's a good question. Dominic Cordisco, your advice or opinion?

MR. CORDISCO: I think it might be worthwhile to see what comments come back from any other lead agency circulation or County Planning before the Board makes that determination.

CHAIRMAN EWASUTYN: As far as parking?

2 MR. CORDISCO: Correct. Correct.

3 I would think that the project is  
4 in a state where they could make the  
5 referral at this time to the County  
6 Planning Department.

7 CHAIRMAN EWASUTYN: Would someone  
8 make a motion to circulate the Cortland  
9 Commons Cannabis Retail outlet to the  
10 Orange County Planning Department and to  
11 begin the process of adjoiners' notices.

12 MR. HINES: Dominic, is there a  
13 lead agency circulation required?

14 MR. CORDISCO: I was just double  
15 checking that. I think it is a Type 2  
16 action. Correct?

17 MR. HINES: I believe so.

18 MR. CORDISCO: Because it's within  
19 an existing site. It's reuse of an  
20 existing building, a Type 2 action.

21 MR. HINES: Less than 4,000 square  
22 feet.

23 CHAIRMAN EWASUTYN: Okay.

24 MR. PETRELLA: Yes.

25 CHAIRMAN EWASUTYN: I don't know if

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we acted. Would someone make a motion to circulate.

MS. CARVER: So moved.

MR. BROWNE: Second.

CHAIRMAN EWASUTYN: Thank you. I have a motion by Lisa Carver. I have a second by Cliff Browne. Can I have a roll call vote starting with Dave Dominick.

MR. DOMINICK: Aye.

MS. DeLUCA: Aye.

CHAIRMAN EWASUTYN: Aye.

MR. BROWNE: Aye.

MS. CARVER: Aye.

MR. WARD: Aye.

MR. CORDISCO: That's for the referral to County Planning?

CHAIRMAN EWASUTYN: Yes.

MR. PETRELLA: Thank you.

(Time noted: 7:40 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 10th day of October 2024.

*Michelle Conero*  
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MICHELLE CONERO

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

- - - - - X  
In the Matter of

200 AUTO PARK PLACE - EV CHARGERS  
(2024-28)

200 Auto Park Place  
Section 97; Block 2; Lot 11.21  
IB Zone

- - - - - X

AMENDED SITE PLAN - ELECTRIC VEHICLE CHARGERS

Date: October 3, 2024  
Time: 7:40 p.m.  
Place: Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
CLIFFORD C. BROWNE  
LISA CARVER  
STEPHANIE DeLUCA  
DAVID DOMINICK  
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: WILLIAM POVALL

- - - - - X

MICHELLE L. CONERO  
Court Reporter  
845-541-4163  
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: Item number 5,  
3 200 Auto Park Place - EV Chargers,  
4 project number 24-28. It's an initial  
5 appearance for an amended site plan for  
6 electric vehicle chargers. It's in an IB  
7 Zone. It's being represented by Povall  
8 Engineering.

9 MR. POVALL: Good evening. I'm  
10 Bill Povall, I'm the engineer for the  
11 applicant, HV Cars Property, LLC. They  
12 have the property where Hudson Valley  
13 Chrysler Dodge Jeep is located at 200  
14 Auto Park Place.

15 So you have 17K, 200 Auto Park  
16 Place. Here's the existing site with the  
17 parking.

18 We're before the Board tonight  
19 looking to amend the site plan to install  
20 three electric vehicle chargers. It's my  
21 understanding that Chrysler Dodge is  
22 requiring dealerships now to put in the  
23 charging stations in order to sell EV  
24 cars. It's now becoming a requirement of  
25 the manufacturer to do that.

2 Right now, within the existing  
3 parking lot there's an existing overhead  
4 electric line that comes into the  
5 property that then goes underground to a  
6 transformer.

7 What we're proposing to do is  
8 connect to the pole on the electric line,  
9 go underground for any new electric to  
10 feed three charging stations, which each  
11 one would provide two charging ports for  
12 a total of six faces that would be  
13 reserved for cars to be charged.

14 We're proposing two level 2  
15 chargers and then a level 3 charger,  
16 which would be open to the public.

17 There are no other improvements  
18 proposed to the site at this time. It's  
19 strictly just to install the three  
20 charging stations along the edge of the  
21 existing parking lot in front of six  
22 parking spaces.

23 CHAIRMAN EWASUTYN: Thank you.

24 Dave Dominick.

25 MR. DOMINICK: Bill, with the

2 proposed transformer area, do you plan to  
3 do any type of screening with hardscape  
4 or softscape?

5 MR. POVALL: We're not showing  
6 anything, but it could be an option for  
7 sure.

8 MR. DOMINICK: I would like to see  
9 you look into that if you could.

10 MR. POVALL: Sure.

11 MS. DeLUCA: No questions.

12 CHAIRMAN EWASUTYN: No questions.

13 MR. BROWNE: The way you just did  
14 your presentation, the charger, the 3 --

15 MR. POVALL: Level 3?

16 MR. BROWNE: -- level 3, is that  
17 the only one available for the public?

18 MR. POVALL: Yes.

19 MR. BROWNE: So these chargers  
20 would be used for the dealership that far  
21 away?

22 MR. POVALL: The intention for the  
23 two level 2 chargers would be for the  
24 dealership, for their cars to charge,  
25 which would be four ports, and then the



2 level 3 would be equipped with like a  
3 credit card system, as far as I  
4 understand, so that when people come,  
5 that's how they would pay for it.

6 MR. BROWNE: You're not planning to  
7 put any chargers in the repair shop area  
8 in the building?

9 MR. POVALL: I believe they have  
10 some charging -- they have charging  
11 capabilities in the building in the  
12 mechanic area. I think that's already  
13 there. It's just that the manufacturers  
14 are requiring actual charging stations --

15 MR. BROWNE: It's just checking a  
16 box?

17 MR. POVALL: Correct.

18 MR. BROWNE: Got it.

19 MR. DOMINICK: Most dealers now,  
20 when you service your car, if it's  
21 electric you have to -- the dealer has to  
22 provide the customer with at least an  
23 eighty percent charge on return.

24 MR. BROWNE: I understand that. It  
25 just seems kind of crazy to spend the

2 money to do it just checking a box and  
3 not serving a huge purpose, but whatever.

4 MR. POVALL: Central Hudson does  
5 have a rebate for putting these in.

6 MR. BROWNE: That has nothing to do  
7 with the application. It's just  
8 information.

9 MR. POVALL: Right.

10 MR. BROWNE: I was curious.

11 MS. CARVER: I was going to ask  
12 about the location. No other questions.

13 MR. WARD: At work session I was  
14 questioning where it was and saw the  
15 power line. I was more concerned, on our  
16 paper it shows your parking spots being  
17 all brand new cars. I was concerned  
18 about cars going in there from the public  
19 with the parked cars there. That's what  
20 my concern was. If it's only one for the  
21 public, it should be fine.

22 MR. POVALL: There's one charging  
23 station/two spaces located in the area  
24 where there is plenty of visibility and  
25 room for them to enter.

2 CHAIRMAN EWASUTYN: Any other  
3 questions, John?

4 MR. WARD: That's it.

5 CHAIRMAN EWASUTYN: Jim Campbell.

6 MR. CAMPBELL: I have nothing  
7 additional at this time.

8 CHAIRMAN EWASUTYN: Pat Hines with  
9 MH&E.

10 MR. HINES: Our first comment just  
11 notices that this is an amended site plan  
12 to install the three electric chargers.

13 The Town has a system of adjoiners'  
14 notices that have to be sent out. I'll  
15 work with your office to prepare that  
16 notice and get you the mailing list. We  
17 can discuss the process where it's first  
18 stamped, the notices are brought to Town  
19 Hall and the personnel in the Town Hall  
20 will mail them and give you an affidavit  
21 that they were mailed to save from the  
22 certified mailing.

23 Code Compliance has no comments.

24 Dave Dominick discussed and our  
25 fourth comment is the Planning Board's

2 comments regarding any screening should  
3 be received.

4 The project is an amended site plan  
5 on a State highway. I believe it needs  
6 County Planning referral.

7 CHAIRMAN EWASUTYN: Could someone  
8 make a motion to refer 200 Auto Park  
9 Place - EV Chargers to the Orange County  
10 Planning Department.

11 MR. WARD: So moved.

12 MR. DOMINICK: Second.

13 CHAIRMAN EWASUTYN: I have a motion  
14 by John Ward. I have a second by Dave  
15 Dominick. Can I have a roll call vote  
16 starting with John Ward.

17 MR. WARD: Aye.

18 MS. CARVER: Aye.

19 MR. BROWNE: Aye.

20 CHAIRMAN EWASUTYN: Aye.

21 MS. DeLUCA: Aye.

22 MR. DOMINICK: Aye.

23 CHAIRMAN EWASUTYN: I think that's  
24 it for now.

25 MR. POVALL: How does it work as

2 far as moving forward with this? Is  
3 there going to be a public hearing?

4 CHAIRMAN EWASUTYN: Pat Hines.

5 MR. HINES: Before that decision --  
6 we have to hear back from County Planning  
7 before that decision is made. The public  
8 hearing is optional for the Board in this  
9 case. I think the Board will discuss  
10 that in the future. Once we hear back  
11 from the County, it could be scheduled  
12 again as a Board agenda item. The Board  
13 would discuss it at that point.

14 MR. POVALL: Understood. All  
15 right. Thank you.

16

17 (Time noted: 7:48 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 10th day of October 2024.

*Michelle Conero*  
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MICHELLE CONERO

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

----- X  
In the Matter of

MONARCH WOODS SENIOR COMMUNITY  
(2019-28)

Request for a One-Year Extension from  
October 3, 2024 to October 3, 2025

----- X

BOARD BUSINESS

Date: October 3, 2024  
Time: 7:48 p.m.  
Place: Town of Newburgh  
Town Hall  
1496 Route 300  
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman  
CLIFFORD C. BROWNE  
LISA CARVER  
STEPHANIE DeLUCA  
DAVID DOMINICK  
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: LARA PRUSCHKI

----- X

MICHELLE L. CONERO  
Court Reporter  
845-541-4163  
michelleconero@hotmail.com

2 CHAIRMAN EWASUTYN: We have one  
3 item for Board business. That's Monarch  
4 Woods Senior Community, project number  
5 2019-28. They're requesting a one-year  
6 extension from October 3, 2024 through  
7 October 3, 2025.

8 Lara, do you want to speak to us on  
9 this?

10 MS. PRUSCHKI: Yes, sir. Lara  
11 Pruschki again.

12 We're requesting a one-year  
13 extension of the approval as the  
14 applicant is still working through the  
15 fair share contribution fee with the Town  
16 Board. That is the only outstanding  
17 thing from the resolution at this time.  
18 They have received all of their other  
19 outside agency approvals.

20 CHAIRMAN EWASUTYN: Pat Hines, do  
21 you have anything you want to add?

22 MR. HINES: We concur with that  
23 conversation. I have no issue with the  
24 one-year extension.

25 CHAIRMAN EWASUTYN: Dominic



2 Cordisco, Planning Board Attorney.

3 MR. CORDISCO: There are no  
4 comments or objections to the extension.

5 CHAIRMAN EWASUTYN: Do you know the  
6 dollar amount that you're negotiating on  
7 the fair share contribution?

8 MS. PRUSCHKI: I don't believe so.

9 CHAIRMAN EWASUTYN: Would someone  
10 move for a motion to grant the one-year  
11 extension for Monarch Woods Senior  
12 Community from October 3, 2024 to  
13 October 3, 2025.

14 MR. WARD: So moved.

15 MR. DOMINICK: Second.

16 CHAIRMAN EWASUTYN: I have a motion  
17 by John Ward. I have a second by Dave  
18 Dominick. Can I have a roll call vote  
19 starting with Dave Dominick.

20 MR. DOMINICK: Aye.

21 MS. DeLUCA: Aye.

22 CHAIRMAN EWASUTYN: Aye.

23 MR. BROWNE: Aye.

24 MS. CARVER: Aye.

25 MR. WARD: Aye.

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CHAIRMAN EWASUTYN: Would someone make a motion to close the Planning Board meeting of the 3rd of October.

MS. DeLUCA: So moved.

MS. CARVER: Second.

CHAIRMAN EWASUTYN: I have a motion by Stephanie DeLuca and a second by Lisa Carver. Can I have a roll call vote.

MR. DOMINICK: Aye.

MS. DeLUCA: Aye.

CHAIRMAN EWASUTYN: Aye.

MR. BROWNE: Aye.

MS. CARVER: Aye.

MR. WARD: Aye.

(Time noted: 7:50 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  
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I further certify that I am not  
related to any of the parties to this  
proceeding by blood or by marriage and that  
I am in no way interested in the outcome of  
this matter.

IN WITNESS WHEREOF, I have hereunto  
set my hand this 10th day of October 2024.

*Michelle Conero*  
\_\_\_\_\_  
MICHELLE CONERO