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

----- X

In the Matter of

PEAK SUMMIT SUBDIVISION
(2016-13)

Fostertown Road
Section 17; Block 1; Lot 40.2
R2 Zone

----- X

PUBLIC HEARING

Date: November 17, 2016
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
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: KENNETH LYTLE

----- X

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

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MR. BROWNE: Good evening, ladies and gentlemen. Welcome to the Town of Newburgh Planning Board meeting of November 17, 2016.

I'll call this meeting to order with a roll call vote starting with Frank Galli.

MR. GALLI: Present.

MR. BROWNE: Present.

MR. MENNERICH: Present.

CHAIRMAN EWASUTYN: Present.

MR. DOMINICK: Present.

MR. WARD: Present.

MR. BROWNE: Thank you. At this time I'd ask our consultants to introduce themselves. They help us with decisions before us and Planning Board reviews as well as the input for SEQRA.

MR. DONNELLY: Michael Donnelly, Planning Board Attorney.

MS. CONERO: Michelle Conero, Stenographer.

MR. CANFIELD: Jerry Canfield, Code Compliance Supervisor, Town of Newburgh.

MR. HINES: Pat Hines with McGoey,

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Hauser & Edsall Consulting Engineers.

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

MR. WARD: Please stand to say the Pledge.

(Pledge of Allegiance.)

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

MR. BROWNE: Our first item of business this evening is Peak Summit Subdivision, project number 16-13. This is a public hearing being presented by Ken Lytle of Zen Design.

Prior to the public meeting opening I would ask Mike Donnelly to give us a quick overview of the purpose of the public hearing.

MR. DONNELLY: Tonight's public hearing is on a subdivision. The Planning Board holds hearings on matters where the public input is either required or desired. This is one where it's required. The purpose of the hearing is for you, the members of the public, to bring issues to the attention of the Planning Board that they may not be aware of. After Mr. Lytle gives his presentation, the Planning Board Chair will ask

1 those who wish to speak to raise your hand. When
2 you're acknowledged would you come forward so we
3 can hear you better, give your name and spell it
4 for the Stenographer if you would, and tell us
5 where you live in relation to the project so we
6 have an idea of the perspective you bring to
7 bear. We'd ask you to address your comments to
8 the Board. If you have questions that can be
9 easily answered, the Chairman will ask either Mr.
10 Lytle or one of the Town's consultants to answer
11 those questions.
12

13 MR. BROWNE: Thank you, Michael.

14 I would ask Ken Mennerich now to read
15 the notice of hearing.

16 MR. MENNERICH: "Notice of hearing,
17 Town of Newburgh Planning Board. Please take
18 notice that the Planning Board of the Town of
19 Newburgh, Orange County, New York will hold a
20 public hearing pursuant to Section 276 of the
21 Town Law on the application of Peak Summit
22 Subdivision, project 2016-13, for a three-lot
23 subdivision on Fostertown Road in the Town of
24 Newburgh, designated on Town tax maps as
25 Section 17, Block 1, Lot 40.2. The public

1 hearing will be held on the 17th day of
2 November 2016 at the Town Hall Meeting Room,
3 1496 Route 300, Newburgh, New York at 7 p.m.
4 at which time all interested persons will be
5 given an opportunity to be heard. By order
6 of the Town of Newburgh Planning Board.
7 John P. Ewasutyn, Chairman, Planning Board
8 Town of Newburgh. Dated 26 August 2016."

9
10 MR. BROWNE: Thank you.

11 CHAIRMAN EWASUTYN: Mr. Lytle.

12 MR. LYTLE: Good evening. Tonight the
13 proposal is a two-lot subdivision. The parcel is
14 pretty much surrounded by homes located off of
15 Fostertown Road.

16 We've been before the Town Board. To
17 minimize any disturbance we're going to do a
18 common driveway. We received Town Board approval
19 to do that.

20 Again, three larger size lots.

21 We've also been in front of the County
22 for the road entrance permit.

23 We're proposing individual septic tanks and
24 wells.

25 Any comments?

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CHAIRMAN EWASUTYN: As Mike Donnelly had said, if you would raise your hand and give your name and your address. We'll open it to the public.

What we'd like to do is give each individual an opportunity to speak, and then once we complete that first round, if you have additional questions, then we'll follow suit again.

MR. LEVY: George Levy, 5 Summit Ridge Road.

My question really is, just because I can't see from here, what the sizes of the lots are?

MR. LYTLE: They're approximately 40,000 square feet or larger. A little under an acre.

MR. LEVY: So what do we anticipate in terms of home value?

MR. LYTLE: Most of the homes in this size in this area are around the \$300,000, \$350,000 range.

MR. LEVY: Thank you.

CHAIRMAN EWASUTYN: Sir.

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MR. LECAROZ: Joseph Lecaroz, 15 Summit Ridge Drive.

I just have a question as to what type of zoning is there? Are there limits as to what you can put in?

MR. LYTLE: What we're proposing is actually all within the zoning, the three individual residential homes.

MR. LECAROZ: Is that the limit on it right now or is it open to discussion?

MR. LYTLE: There's no --

MR. LECAROZ: I mean this is a single-family home?

MR. LYTLE: Correct. All three will be single-family homes. No further subdivision is proposed.

MR. HINES: The lot sizes that are proposed would not allow further subdivision. Also, they would only allow for single-family homes. Each lot will only contain one single-family home. The septic systems that have been designed are similarly designed for a single-family home.

MR. LECAROZ: Thank you.

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CHAIRMAN EWASUTYN: George --

MR. LEVY: George Levy --

CHAIRMAN EWASUTYN: George, let's see if there's someone else who has a question.

MR. LEVY: Oh, sure.

CHAIRMAN EWASUTYN: Ma'am, do you have a question?

MS. HERDER: Yes. My name is Leah Herder, I live at 421 Fostertown, the little yellow house.

My main concern is I have an extremely old home, 200 years old, and I'm already having water issues. Our basement -- I spoke to Ken about this earlier. My concern is if there's a lot of construction, if there's a lot of upturning of the ground, if trees are displaced, what is that going to do to my land? Am I going to have continued troubles with water damage in my home? So that was probably one of my main concerns, the damage that it could have.

CHAIRMAN EWASUTYN: Pat Hines, do you want to address that?

MR. HINES: We reviewed the subdivision. It does not disturb greater than an

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2 acre, so it doesn't meet the threshold for
3 stormwater management requirements. It was right
4 at the threshold, so we asked the applicant's
5 representative, Mr. Lytle, to evaluate that.
6 They've moved the building footprints and
7 envelopes as well as reducing the amount of
8 roadway, impervious surfaces, to make sure it was
9 well below that threshold. It was at .98, or
10 something like that, and it's now down to .8
11 acres of disturbance total. That disturbance
12 would be if all three houses were built at the
13 same time which is unlikely. We did look at
14 that. It doesn't require the stormwater
15 management. It doesn't kick in under the Town or
16 DEC's requirements.

17 In addition, we looked at, along with
18 the County's review, regarding the culverts and
19 the drainage in that location. The County has
20 found that acceptable as well.

21 MS. HERDER: Thank you.

22 CHAIRMAN EWASUTYN: Okay. George.

23 MR. LEVY: Do I understand that there's
24 not going to be a dedicated road off of
25 Fostertown Road there? It's just a driveway?

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MR. LYTTLE: There's three houses sharing a common driveway.

MR. HINES: It will have a road name. It will look like a private road. The Town of Newburgh only allows two driveways -- two lots to share a driveway. This project went to the Town Board and sought relief so that three houses could share the common driveway. The Town Board did grant that. So from the street it's going to look like a private road coming in and then it splits off into the three individual driveways.

MR. LEVY: And the Town maintains it or the property owners?

MR. HINES: The property owners will maintain it as a common driveway with an access and easement agreement that will be reviewed by the Planning Board's Attorney.

CHAIRMAN EWASUTYN: Leah, another question?

MS. HERDER: I wouldn't say any more questions. I wish I had done a bit more research to understand the process of course, but -- yeah. No questions but I have just a concern.

CHAIRMAN EWASUTYN: Let's see if we can

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explain the process. When you say the process -- why don't you explain the process, Mike Donnelly.

MR. DONNELLY: This application has actually been before the Board since September. Not that it's that old. The applicant is required to come in, the plans have to be presented by a licensed professional with a seal. The Board looks at it. Pat Hines, our Consultant from an engineering firm, has reviewed the plans. We look at a number of issues, compliance with code, as you've heard. The applicant also went to the Town Board to get permission to have three driveways -- three houses on a common driveway. So it's pretty much at the point where from an engineering point of view it's ready to be approved. The Board wanted to hear from the public to see if there were things we weren't aware of that were concerns we wanted to research further.

After the Board approves it, if they do, the plans have to be signed by the Chairman and then they have to be filed with the County. After that, construction depends upon who the builder is, when they're sold.

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I don't know if you have any immediate plans but I don't think you have buyers for these lots yet.

MR. LYTTLE: No.

MS. HERDER: Thank you.

CHAIRMAN EWASUTYN: And then the next level after the Planning Board signs the plans, as Mr. Donnelly said, the map is filed in Goshen, at some point in time they'll apply for a building permit. Jerry Canfield, who is responsible for Code Compliance, will speak to you now on the building permit process.

Mr. Canfield.

MR. CANFIELD: Sure. The application -- once the subdivision is approved, then the applicants for each lot can file for a building permit. What's depicted on the plans, the dotted areas indicate the buildable area, where the houses will be located within that lot. When the permit application is reviewed, it's all reviewed that the setbacks are compliant with the subdivision as approved. If all is compliant, then the building permit is issued and then construction starts.

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MS. HERDER: Thank you.

MR. HINES: One thing. On this subdivision the house locations are going to be set, so they're probably going to have a note stating that the house locations are going to be relocated. It will have to get reapproved because of the threshold for the one-acre disturbance. If these houses were moved back into the lots, specifically lot 3, there's flexibility for that house to go further back, but then they would exceed the one-acre threshold and require the DEC stormwater permit.

CHAIRMAN EWASUTYN: Have you looked at the map?

MS. HERDER: I have.

CHAIRMAN EWASUTYN: So you're familiar with what he's saying.

MS. HERDER: I am. Thank you.

CHAIRMAN EWASUTYN: You own your home for how long now?

MS. HERDER: We moved in just last October, so a bit over a year now.

CHAIRMAN EWASUTYN: And you noticed the water problems since you recently moved in?

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MS. HERDER: Yes. I have -- I've also spoken to my neighbor -- I wish I could tell you his last name -- Bob. He lives just south on the hill of the proposed properties. He's kind of a historian of my property. He said that there's -- even since Ridge Road had been put in, it caused some disturbance within the water levels in my basement. That brought up my concern, if we have more development, what would happen to my property then.

MR. CANFIELD: I'm sorry, ma'am. Where do you live again?

MS. HERDER: 421 Fostertown.

MR. HINES: Is it the house right in front?

MR. LYTTLE: The house in front. If you look at the contours, they actually go parallel. Water from us would never really go towards her.

CHAIRMAN EWASUTYN: Any additional questions or comments?

MR. LEVY: Is 40.1 developed already? That's right up against Fostertown Road.

MR. LYTTLE: That's the existing home.

MR. LEVY: That is the existing home.

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MR. LYTTLE: The one she lives at.

MR. LEVY: Okay. That's what I wanted
to know.

CHAIRMAN EWASUTYN: Additional
questions or comments?

(No response.)

CHAIRMAN EWASUTYN: At this time I'll
turn to the Planning Board Members. Frank Galli?

MR. GALLI: Ken, are you going to
develop these yourself like you usually do or --

MR. LYTTLE: That's the plan.

MR. GALLI: To develop them yourself?

MR. LYTTLE: Yes.

MR. GALLI: That's the only question I
had.

CHAIRMAN EWASUTYN: Cliff Browne?

MR. BROWNE: I have nothing more.
Thank you.

MR. MENNERICH: No questions.

MR. DOMINICK: No questions.

MR. WARD: What was the street name?

MR. LYTTLE: We proposed three different
ones. We don't have an answer back yet.

Do we have an answer back yet?

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MR. CANFIELD: The road name had been selected. Ava I believe it was, A-V-A. There are no duplicates. Our office is okay with it, however we're waiting for a response from the Newburgh post office. We've made several inquiries to them. As soon as they get back to us, we'll make the referral to the town clerk's office --

MR. LYTLE: Great.

MR. CANFIELD: -- for the street name.

CHAIRMAN EWASUTYN: Pat Hines, Planning and Drainage Consultant?

MR. HINES: Our first comment has to do with what we just discussed, the road name and status of that. We'll need that confirmed.

This was circulated to County Planning in September. I believe we received back a Local determination with no issues.

Our next comment has to do with the revised common driveway and the location of the house sites. We're suggesting that a note be placed on the lots that the house locations as depicted are to remain where they are shown.

In addition, the house -- two of the

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house locations are at the setback line, so the standard note requiring staking of the house locations and submission of the plot plan to the Building Department prior to the building permit be required.

Orange County Public Works has conceptually approved the plans. I believe on final approval they'll issue a permit. That permit will be a condition.

A commonly driveway access and maintenance agreement must be approved by the Planning Board Attorney.

CHAIRMAN EWASUTYN: Leah, since the property fronts on a County road, the County has the final authority as far as what's going on there. It's been coordinated with them.

MR. HINES: The County DPW authorizes the access. Because it's on a County road, County Planning also reviewed the plans and they had no technical comments and suggested it was a Local determination.

CHAIRMAN EWASUTYN: If there are no further questions or comments from the public, I'll move for a motion to close the public

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hearing on the three-lot subdivision for Peak Summit.

MR. GALLI: So moved.

MR. WARD: Second.

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

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

At this point we'll turn to Planning Board Attorney, Mike Donnelly, to give us conditions of approval for the Peak Summit three-lot subdivision.

MR. DONNELLY: John, my notes don't reflect whether we issued a declaration of significance on this matter. I don't know.

Pat, do you know?

MR. HINES: I believe we did because it wouldn't have gone to public hearing. We take no exception to the Board issuing a negative dec.

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MR. DONNELLY: I'll incorporate it into this resolution.

This is a resolution of preliminary and final subdivision approval. There are a number of conditions. First, as Pat has mentioned, if the house locations are relocated at all, amended approval from this Board is required. Foundation staking in the field will be required before construction begins. They'll tie into the need for the Orange County Department of Public Works to issue a permit for the roadway connection. We'll mention and tie into any conditions imposed by the Town Board when they authorize three lots on a common driveway. We will need the roadway approval before the map is signed. You'll have to submit a common driveway easement and maintenance agreement for my review. Lastly, fees in lieu of parkland for the three lots in the amount of \$6,000 will have to be paid.

CHAIRMAN EWASUTYN: Any questions or comments?

(No response.)

CHAIRMAN EWASUTYN: Then I'll move for a motion to grant Peak Summit three-lot

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subdivision approval subject to the conditions
stated in the resolution by Planning Board
Attorney Mike Donnelly.

MR. WARD: So moved.

MR. DOMINICK: Second.

CHAIRMAN EWASUTYN: A motion by John
Ward. A second by Dave Dominick. Any discussion
of the motion?

(No response.)

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

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

George, Joseph, Leah, thank you for
coming out.

Leah, if you ever have any questions,
you can always call the Planning Board office and
they'll refer you to someone. The number is
564-7804. There's not always someone in the
office but you'll leave a message and your call

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PEAK SUMMIT SUBDIVISION

will be returned.

MS. HERDER: Thank you.

(Time noted: 7:15 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 29th day of November 2016.

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

RIVERA LOT LINE CHANGE
(2016-16)

Countryman Lane
Section 16; Block 1; Lots 1.21, 2.14 & 96
AR Zone

----- X

INITIAL APPEARANCE
LOT LINE CHANGE

Date: November 17, 2016
Time: 7:15 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD C. BROWNE
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: ZACHARY PETERS

----- X

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

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MR. BROWNE: Our next item of business is Rivera Lot Line Change, project number 2016-20. This is an initial appearance for a lot line change being presented by Mercurio-Norton-Tarolli-Marshall Engineering.

Introduce yourself please.

MR. PETERS: My name is Zachary Peters from Mercurio-Norton-Tarolli-Marshall representing the Rivera lot line change this evening.

The project is a lot line change between three existing tax parcels, one of which is the existing private road known as Countryman Lane.

The purpose of the lot line change is essentially to -- there's a smaller parcel on the end here and a larger approximately 57 acre parcel. The front portion of that parcel is actually inaccessible due to the Gidneytown Creek. The owner would like to transfer that section of land to the house where it could actually be usable. And then there are some other small land transfers at the end of

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Countryman Lane, one of which is to incorporate extra room in the event that a turnaround would be required. Currently the lot is just a straight approximately 60 foot wide strip back, no turnaround area.

That's essentially the lot line change.

CHAIRMAN EWASUTYN: Pat Hines, while the Board is thinking about it, would you open it up for us?

MR. HINES: Our first comment has to do with the ownership of Countryman Lane. I did have the opportunity to speak earlier today with Zach and he did define it for me. For the Board's edification, if you could explain the ownership.

MR. PETERS: Again, the ownership of Countryman Lane, that's actually a separate tax parcel. It's owned by Ann Marie Rivera. It's essentially the same ownership of this larger parcel. I don't know the original subdivision that created this area but I believe that these two lots at least were in existence twenty, twenty-five years ago. I'm not sure when it was created. Even though that's a private road, it

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is actually a separate tax parcel.

MR. HINES: That leads into one of my other comments. It being a private road, does the rear parcel that's subject to this lot line change, which is gaining access to it now by the lot line change, have access to that private road?

MR. PETERS: Yes.

MR. HINES: I think maybe, Mike, you might need that maintenance agreement.

MR. DONNELLY: I'll need to see the private easement and maintenance agreement. If one does not exist you'll need to prepare one. It will be a condition of approval.

MR. PETERS: Okay. Again, with the age I don't know if one exists. We'll look into it.

MR. HINES: This may be the opportunity -- several lots access off it. It may be the opportunity as you're cleaning up what you're trying to clean up, it may clean up that issue too if there is an access and maintenance agreement. If there's not, now may be the time to enter into it.

MR. DONNELLY: Even if those other lot

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owner do not agree to sign it, we're going to need to see one because the Town is going to want to see a responsible party that will maintain that road.

MR. PETERS: Okay. Absolutely.

MR. HINES: I had a comment regarding the bulb of the cul-de-sac. When I reviewed this I thought the bulb of the cul-de-sac was going away. It's actually being added, so that's a benefit of this. It is getting the ability of a turnaround. Once we find out who owns it and who has access, that will be further clarified.

We have a comment on the septic system. The existing septic system on the house at the cul-de-sac, the septic system will now encroach on the new lot line. It needs to be ten feet off the property line. It will actually span the property line. They're proposing a new septic system to the rear of the existing house and one portion of land being added to the lot. We have a comment on the note for the code enforcement officer prior to issuance of -- I guess it would be compliance because the house already has a CO I assume. That will need to be done.

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This does not require a public hearing but it is subject to the ten-day notification requirements. It will need to be sent out to the neighboring parcels prior to the Board taking any action.

I think there are some questions on that easement that will need to be resolved in the meantime anyway.

CHAIRMAN EWASUTYN: Jerry Canfield, Code Compliance?

MR. CANFIELD: Nothing. Nothing additional.

CHAIRMAN EWASUTYN: John Ward?

MR. WARD: Nothing.

MR. DOMINICK: No questions.

MR. MENNERICH: No questions.

MR. BROWNE: Nothing more.

MR. GALLI: No.

CHAIRMAN EWASUTYN: Pat, the second meeting in December is what date?

MR. HINES: I think it will be the 14th.

CHAIRMAN EWASUTYN: That will allow us to have that ten-day notification?

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MR. HINES: It will be the 15th. I'm
sorry. Yes.

CHAIRMAN EWASUTYN: We would reschedule
the Rivera Lot Line Change for the meeting of
12/15. Do I have a motion for that?

MR. GALLI: So moved.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: The motion was by
Cliff Browne?

MR. GALLI: I did.

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

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

All right, Zach.

MR. PETERS: Thank you.

(Time noted: 7:21 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 29th day of November 2016.

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

TRINITY SQUARE
(2008-07)

Request for a Six-Month Extension
November 17, 2016 to May 17, 2017

----- X

BOARD BUSINESS

Date: November 17, 2016
Time: 7:21 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
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: DARREN DOCE

----- X

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

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TRINITY SQUARE

31

MR. BROWNE: We have a couple of items on our Board Business. The first item is Trinity Square, project number 2008-07. They're asking for a six-month extension from November 17, 2016 to May 17, 2017.

CHAIRMAN EWASUTYN: Darren, I think you have a principal of the company.

MR. DOCE: Yes. I have the principals, Anthony and Joseph, here to answer any questions you might have.

I know we've gotten this project approved awhile ago. We requested extensions every six months over a period of years.

CHAIRMAN EWASUTYN: Do you see a change in the market?

PASTOR ANTHONY: Now finally, with the economy getting better, we seem to be getting a couple of interests. We have a learning school that wants to build. We're just in a couple of, you know, positions now where we'll either build or we'll land lease it where they'll build and we'll give them a cheaper rent and lower lease.

We spent ten years, you know -- we spent every penny we had, our mother's

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inheritance, on the land. I can't tell you how it's been a struggle to pay for ten years the taxes of that land. But my mother and his mother, we said hold on and you keep fighting, don't give it up. As we were referred through the years to sell it, you know, you hear your parents in the background even though you don't want to. So we're just going to hold on for a little bit longer. We're going to retire soon, and once we retire we won't be able to pay those taxes any more. While we still have this little bit of time we're working, we just want to honor them. If we sell it we are going to take a big hit on the property because we bought it when the prices were high. So rather than to, in our mind, waste our parents' money, we're just going to hang on for just a little bit longer until we retire. If we don't by then, then we'll have to give it up. We just ask you for patience.

CHAIRMAN EWASUTYN: Don't be in such a hurry to retire.

PASTOR ANTHONY: We're not but the body doesn't do what it does twenty years ago.

CHAIRMAN EWASUTYN: Any questions from

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TRINITY SQUARE

33

Board Members?

(No response.)

CHAIRMAN EWASUTYN: So Darren, the action before us this evening is for the -- Cliff Browne has read the extension from November 17, 2016 through May 17, 2017.

Will someone make a motion for that?

MR. GALLI: So moved.

MR. WARD: Second.

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

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

(Time noted: 7:24 p.m.)

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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

LANDS OF ZAZON
(2004-29)

Request for a Six-Month Extension

----- X

BOARD BUSINESS

Date: November 17, 2016
Time: 7:24 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
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

----- X

MICHELLE L. CONERO
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CHAIRMAN EWASUTYN: We have one other item. We received a letter inviting -- we want to invite the owner of Zazon. That project has a date of when? What is the project number?

MR. GALLI: Zazon?

MR. DONNELLY: 2004.

MR. GALLI: 2004-29.

CHAIRMAN EWASUTYN: Again, it's a twelve-year old project. I'll move for a motion -- the first meeting in December is what date?

MR. HINES: The 1st.

CHAIRMAN EWASUTYN: I'll move for a motion to have Mike Donnelly prepare a letter to the applicant's engineering company informing them that they will be under Board Business for the meeting of December 1st.

MR. DOMINICK: I'll make a motion.

MR. WARD: Second.

CHAIRMAN EWASUTYN: A motion by Dave Dominick. A second by John Ward. I'll move for a roll call vote from Frank Galli.

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

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MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Cliff, I believe that's it.

MR. BROWNE: That's it.

MR. WARD: John, if Jerry can explain why we did the name for the street to the students.

CHAIRMAN EWASUTYN: If Jerry could explain --

MR. WARD: 911.

MR. CANFIELD: The reason why a street or a private road needs to be named is to provide addressing for the residents on the road. Generally the numbers sequentially are numbered on the main street. Sometimes when you have a driveway that comes off the main street, the numbers may already be sequentially numbered so you don't have enough room numerically to adequately number those three houses. That's why you need to name the road. Now the address becomes affixed to that road name.

MR. HINES: For emergency services.

CHAIRMAN EWASUTYN: Thank you. Any

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other questions?

(No response.)

CHAIRMAN EWASUTYN: I'll move for a motion to close the Planning Board meeting of November 17th.

MR. GALLI: So moved.

MR. WARD: Second.

CHAIRMAN EWASUTYN: A motion by Frank Galli. A second by John Ward. Roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

(Time noted: 7:27 p.m.)

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