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

----- X

In the Matter of

LAKESIDE SENIOR HOUSING
(2019-06)

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

----- X

AMENDED SITE PLAN
ACCESSORY STRUCTURE

Date: November 21, 2019
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: ROBERT J. DICKOVER, ESQ.
PATRICK HINES
KAREN ARENT
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: JAY DIESING

----- 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. Welcome to the Town of
Newburgh Planning Board meeting of the 21st
of November. We have four agenda items and
one item of Board business.

At this point we'll call the
meeting to order. Stephanie DeLuca.

(Pledge of Allegiance.)

CHAIRMAN EWASUTYN: We'll call for 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. DICKOVER: Rob Dickover, Counsel,
present.

MS. CONERO: Michelle Conero,
Stenographer.

MR. CANFIELD: Jerry Canfield, Town of
Newburgh.

MR. HINES: Pat Hines with McGoey,

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Hauser & Edsall Consulting Engineers.

MS. ARENT: Karen Arent, Landscape
Architectural Consultant.

CHAIRMAN EWASUTYN: At this point, the
first item of business this evening is Lakeside
Senior Housing. It's an amended site plan
located on Lakeside Road. It's in an IB Zone.
It's being represented by Mauri Architects.

There's an accessory structure that's
now being shown on the site plan.

MR. DIESING: Good evening, folks. My
name is Jay Diesing, I'm with Mauri Architects.

Lakeside Senior apartment center,
they're proposing to add a small maintenance
building. One of my colleagues was here and
presented this to the Board, I think at the
October 3rd meeting.

It's about a 600 square foot building.
It's going to be to the east end of the site.
It's just going to be for standard maintenance
operations, mowers and what not. It's a one-
story hip roof building. It will be finished
with all the same materials as the other
residential buildings, the same siding, same roof

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shingles and what not.

Brandon was here at the first meeting and the Board circulated to the County. I don't believe we received a response from them and the time has lapsed, so I think we're hopefully ready to move forward with the project.

CHAIRMAN EWASUTYN: Questions from the Board? Frank Galli?

MR. GALLI: None.

CHAIRMAN EWASUTYN: Stephanie?

MS. DeLUCA: No.

MR. MENNERICH: No questions.

MR. BROWNE: Nothing additional.

MR. DOMINICK: If I recall, there's no heat but electricity?

MR. DIESING: Yes.

MR. DOMINICK: Okay.

MR. WARD: No questions.

CHAIRMAN EWASUTYN: Jerry Canfield, Code Compliance?

MR. CANFIELD: We have nothing.

CHAIRMAN EWASUTYN: Pat Hines?

MR. HINES: As the architect said, we had circulated to the County on October 11th.

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The time lapsed out. I thought we had received comments back, though.

CHAIRMAN EWASUTYN: I thought we did, too. I'll have to check the records.

MR. HINES: It just said no comments. I have in my notes it was timed out, though. Either way, it was either timed out or we received a Local determination.

It's a Type 2 action. It's commercial, less than 4,000 square feet. The Board just needs to declare intent for lead agency and declare it a Type 2 action, there being no further environmental review required. Then architectural review. The boards are before you.

CHAIRMAN EWASUTYN: First I'll poll the Board Members to see if they want to hold a public hearing on Lakeside Senior Housing amended site plan. Frank Galli?

MR. GALLI: No. We had the public hearing when we did the initial project. This is just a maintenance shed that they're putting on the project now that is almost completed probably, the buildings and stuff.

MS. DeLUCA: I see no need, no.

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MR. MENNERICH: No need.

MR. BROWNE: No.

MR. DOMINICK: I agree there's no need for a public hearing.

MR. WARD: No.

CHAIRMAN EWASUTYN: Let the record show that the Planning Board, which is allowed to waive public hearings for site plans, all of the Members voted or approved to waive the public hearing.

At this point let's one more time go through the ARB because the action calls for ARB approval and site plan. Just one more time go through the colors and such.

MR. DIESING: Sure. It's a one-story building, vinyl simulated shake siding, architectural fiberglass roof shingles. It's the same gray color that's on the residential buildings for the siding. It's a very standard white trim. The fascia is frieze board, overhead doors, window casings and what not. Again, the same gray shingles that are on the residential buildings.

CHAIRMAN EWASUTYN: Would someone make

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a motion to approve the ARB addition for the storage shed?

MR. GALLI: I'll make a motion.

CHAIRMAN EWASUTYN: Motion by Dave Dominick. A second by?

MR. WARD: Second.

CHAIRMAN EWASUTYN: John Ward. I'd ask for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

So Rob, the action before us this evening is to declare our intent for lead agency?

MR. DICKOVER: You've done that already, Mr. Chairman. My notes indicate that was done on October 3rd.

This is a Type 2 action by definition and therefore no further environmental review is required.

CHAIRMAN EWASUTYN: Would you give us

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conditions of approval?

MR. DICKOVER: This would be a resolution of approval for amended site plan and Architectural Review Board approval.

The resolution will recite the nature of the application being one for the construction of an accessory building for use as a maintenance shed, and also approval for architectural renderings, describe the property involved, the zoning district, the plans that have been submitted, the history of the application. The date of the application being submitted was September 19th this year. The public hearing was waived tonight. SEQRA, it's a Type 2 action, this Board being lead agency and establishing that on October 3rd. There was a 239 referral made. The Planning Department has not provided a report and the time to do so has expired.

The findings will be that the Planning Board determines that approval of the site plan will substantially serve the public convenience, safety, welfare, et cetera, as well as approval by the Planning Board of the architectural renderings, that decision having been made this

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2 date. There will be a specific condition with
3 respect to the Architectural Review Board
4 approval that nothing shall be built other than
5 what's been shown and approved. There will be an
6 outdoor fixtures and amenities, again nothing
7 shall be constructed other than what's shown on
8 your site plan. The general conditions, submit
9 the necessary plans in the appropriate number,
10 pay all fees.

11 Just a reminder that this final site
12 plan will be valid for two years absent
13 extension.

14 I think that's it, Mr. Chairman, unless
15 I've forgotten something.

16 CHAIRMAN EWASUTYN: Very good, Rob.

17 Having heard from the Planning Board
18 Attorney, Rob Dickover, the conditions of
19 approval for Lakeside Senior Housing, any
20 questions from the Board Members?

21 MR. GALLI: No.

22 MS. DeLUCA: No.

23 MR. MENNERICH: No.

24 MR. BROWNE: No.

25 MR. DOMINICK: No.

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MR. WARD: No.

MR. DICKOVER: There is one more I did forget. All prior conditions of site plan approval previously granted to this project will need to be continued.

CHAIRMAN EWASUTYN: Will someone move for a motion to grant approval subject to those conditions?

MR. WARD: So moved.

MS. DeLUCA: Second.

CHAIRMAN EWASUTYN: Motion by John Ward. Second by Stephanie DeLuca. Roll call starting with Frank Galli.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Thank you.

MR. DIESING: Thank you.

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

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

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

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

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

IN WITNESS WHEREOF, I have hereunto
set my hand this 27th day of November 2019.

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

KOLB RADIOLOGY
(2019-10)

12 Hudson Valley Professional Plaza
Section 75; Block 1; Lot 19.15
B Zone

----- X

AMENDED SITE PLAN
CHANGE OF USE

Date: November 21, 2019
Time: 7:08 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

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

ALSO PRESENT: ROBERT J. DICKOVER, ESQ.
PATRICK HINES
KAREN ARENT
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: JAY DIESING

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CHAIRMAN EWASUTYN: The second item of business is Kolb Radiology. It's an amended site plan and a change of use. It's located on 12 Hudson Valley Professional Plaza in a B Zone. It's being represented by Mauri Architects.

MR. DIESING: So Kolb Radiology, I presented that to the Board, I think at the August meetings -- one of the August meetings. We had some discussions about some improvements to the site plan the Board wanted to see. There were also some comments from Mr. Hines.

We made some improvements to the plan. We made some additions. We developed a -- one of the comments was the overgrown landscaping on the site, so we made a full landscaping plan, freshened the site up. We're going to remove all the overgrown and tall shrubbery that's there.

We discussed some handicapped parking. There was a comment from the Board about additional handicapped parking, so we are now indicating all that on the plan. There are actually five total spaces, three of which are outside of the Kolb Radiology suite.

There was some discussion about the

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dumpster that was not in an enclosure. In speaking with the tenant and the owner of the building, they prefer to put that into the existing enclosure that's at the far end of the parking lot. We're going to repair and upgrade that existing enclosure.

We had a few discussions -- we had one discussion about -- there were questions about the effects of the MRI machine on the surrounding area. Basically the MRI is a magnet. It's magnetic imaging, so there's not any x-ray technology or any radioactive issues with the magnet. It's shielded. The issues with the surrounding area is that they don't want large metal objects because they can affect the imaging and distort the image. We originally had the area outside the building striped with no parking, but I think in discussions with the Board and also with the radiologist, we want a more substantial obstruction there so cars still can't park against the building. I curbed that and I'm showing a landscape planter. We do have an access way to the doors that would allow the equipment to be removed if it needed to be.

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Other than that, we're showing all landscaping and curbing against that side of the building.

We've also located the HVAC compressors and the chiller. They are in that planted area and screened from the parking area.

Other than that, there really weren't any other changes to our original plan.

I had presented the architectural portion of the building. It's very simple. Right now this is a three-car garage. It's going to be converted and we'll infill the openings. We're just going to basically reuse the same siding and finish materials that are on the existing building now. I have samples of those here. This is the vinyl siding color, this is the trim color, and then we'll match the existing shingles.

We also discussed some screening to the neighbors. What I've done is I've extended -- there's a privacy fence all along this property line here. I've extended it down this property line to screen that residential neighbor that's on the one side.

I think that's the bulk of the changes

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since we'd been here last.

CHAIRMAN EWASUTYN: Questions from
Board Members?

MR. GALLI: I have none.

MS. DeLUCA: I'm sorry. Could you just
explain again as far as the changes where the MRI
is going to be? How is that going to be designed
again? I mean is there like a --

MR. DIESING: I think I have a floor
plan. I can show you that.

MS. DeLUCA: As far as the wall is
concerned?

MR. DIESING: It's the existing wood
framed construction that's there now, and inside
of that they do shielding to prevent any radio
waves from interacting with the machine. There's
not really -- there's very minimal impact or
concern to any of the people outside.

There's a very small zone, and I want
to show you that. This is a floor plan of the
building. This orange line I outlined here is a
zone, a magnetic zone that if there was somebody
that had a pacemaker or an Insulin pump, those
two things can be affected by the magnet. There

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would be signage here. This section here, this only extends out four feet from the building, and that's on that sloped section if you're familiar. Nobody would be over here. We're going to post signage there just to advise anybody if they had those things that they should stand clear. This is literally 1'2" inches out from the building. That's the limit of that zone. Somebody would have to be literally against the wall. There would be signage there letting them know that.

MS. DeLUCA: Thank you.

CHAIRMAN EWASUTYN: Ken?

MR. MENNERICH: The applicant addressed all the points that were made in the previous meeting, so I have no questions.

CHAIRMAN EWASUTYN: The existing fence that's there and the material for the new fence, how is that made?

MR. DIESING: It's a vinyl fence. It will match the color.

CHAIRMAN EWASUTYN: And the color is?

MR. DIESING: I think it's a white fence.

CHAIRMAN EWASUTYN: That was my only

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question.

MR. BROWNE: I just had the same question as Stephanie as far as the distance from the building. Thank you.

MR. DIESING: Thank you.

CHAIRMAN EWASUTYN: Dave?

MR. DOMINICK: Nothing. Not at this time.

CHAIRMAN EWASUTYN: John?

MR. WARD: It's going to be definitely an improvement.

MR. DIESING: Yeah. We took your comments to heart, too, about the paving. We increased the thickness of the cap of the paving we're going to put on. Between that and the landscaping it should be a nice improvement.

CHAIRMAN EWASUTYN: In the best of all worlds, you'll be looking for a CO on this new use on or about when?

MR. DIESING: I would venture a guess it would probably be early spring.

CHAIRMAN EWASUTYN: That will be the time period where the asphalt plants will be up and running. It will be easy to do the

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installation of the landscaping.

That would kind of meet what will be necessary for you, Jerry?

MR. DIESING: If they were to open earlier and those things weren't done, could they be a condition of a final CO?

MR. CANFIELD: We don't do a conditional CO. In terms of like landscaping and blacktop, we could arrange some type of bonding, a security to cover the cost of getting it done.

MR. DIESING: Okay. It may not be an issue based on the schedule, but just in case.

CHAIRMAN EWASUTYN: Karen Arent, Landscaping Architect, looked at the landscape plan. She would like to discuss that with you after tonight's meeting.

Karen, do you have some ideas or some recommendations for the landscaping?

MS. ARENT: There are some plants, for example the --

CHAIRMAN EWASUTYN: Could you speak up?

MS. ARENT: -- the Boxwood that only grows like this tall that's on the back facade --

MR. DIESING: We did a taller Boxwood,

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too. I was trying to just mix it up for a height variation.

MS. ARENT: I didn't see a taller Boxwood on here. Anyway --

MR. DIESING: We did the Green Tower Boxwood.

MS. ARENT: I like Green Tower. I didn't notice. Okay.

MR. DIESING: I like to get a variation of heights.

MS. ARENT: I need a chance to really look at it. If you could just e-mail me the plan and I can call you. Would that work?

CHAIRMAN EWASUTYN: Karen is working with you. Also, eventually a cost estimate for the bonding of the landscaping would be part of the condition.

Rob? Pat?

MR. HINES: Yes.

MR. DICKOVER: Yes.

MR. HINES: A cost estimate for bonding as well as an inspection fee.

MR. DIESING: Okay.

CHAIRMAN EWASUTYN: That we would have

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to establish. Karen then, in the spring, would go out and inspect the final planting.

Correct, Karen?

MS. ARENT: Yes.

MR. DIESING: Okay.

CHAIRMAN EWASUTYN: Pat Hines, your comments?

MR. HINES: The applicant's representative addressed our comments.

We did send it out to the County. We got a Local determination with no advisory comments.

The paving detail has been added to the plans for the two-inch overlay.

Striping consistent with the Town's requirement, the parking lot striping with the double yellow lines, has been added.

We did note the additional accessible parking based on the use.

The dumpster enclosure being repaired.
The landscaping being added to the plans.

It is a Type 2 action under SEQRA.

You previously waived the public

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hearing.

The required adjainer notices have been circulated.

With that, we don't have any additional comments.

CHAIRMAN EWASUTYN: Before we turn to Rob Dickover, Planning Board Attorney, would someone make a motion to grant ARB approval?

MR. DOMINICK: I'll make the motion.

CHAIRMAN EWASUTYN: Motion by Dave Dominick.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: Second by Ken Mennerich. Roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

At this point we'll turn to Rob Dickover, Planning Board Attorney, to give us

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conditions of approval.

MR. DICKOVER: This will be a resolution approving the amended site plan together with ARB approval for Kolb Radiology. The resolution will recite the nature of the application being the conversion of an existing four-bay garage into an MRI suite and for approval of miscellaneous site improvements, included parking lot pavement, landscaping upgrades, lighting repairs and modifications. It will describe the property, its address and zoning classification. It will describe the plans that had been last submitted together with the history of the application. A public hearing having been waived. We'll recite the SEQRA findings of this Board, this Board being lead agency and having typed the action as a Type 2 action with no environmental review being required. We'll cite the 239 referral having been made and County Planning having written back that it's a matter for Local determination. We'll recite the findings of the Planning Board. The amended site plan substantially serves the public convenience, safety, welfare, et cetera as

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well as the Planning Board's review and approval of the architectural plans submitted and approved this date.

There will be a specific condition that the applicant is to submit a revised landscaping plan acceptable to review by the Board's Landscape Architect, Karen Arent. It will contain an Architectural Review Board approval that nothing is to be built other than what's been submitted and approved by this Board. It will contain a landscape security and inspection fee condition. Lastly, an outdoor fixtures and amenities provision that nothing is to be constructed other than what is shown on the submitted and approved plans.

It will also contain the general conditions that the applicant is to submit the necessary number of milars and copies and pay all fees that may be due. It will contain a reminder that the approval would be valid for two years post the date of the resolution unless an extension is granted.

That would be, I believe, the terms of the resolution, Mr. Chairman, unless I missed

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something.

CHAIRMAN EWASUTYN: Any questions, additions or comments from the Consultants or Board Members?

MR. HINES: None.

MR. CANFIELD: Nothing.

CHAIRMAN EWASUTYN: Would someone make a motion to approve the subject property discussed by Planning Board Attorney Rob Dickover?

MR. GALLI: So moved.

MR. WARD: Second.

CHAIRMAN EWASUTYN: Motion by Frank Galli. I have a second by John Ward. Can I please have 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.

Thank you.

MR. DIESING: I have the affidavit of

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the mailings of the neighboring properties.

CHAIRMAN EWASUTYN: I think what happens in that case -- the Town gives me a copy also. I'll take that just in case I misfiled something.

MR. DIESING: Okay. Have a good night.
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 27th day of November 2019.

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

DARRIGO SOLAR
(2019-24)

84 Lakeside Road
Section 86; Block 1; Lot 96
R-1 Zone

----- X

INITIAL APPEARANCE
SOLAR FARM

Date: November 21, 2019
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: ROBERT J. DICKOVER, ESQ.
PATRICK HINES
KAREN ARENT
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: JEFFREY LEASE

----- X

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CHAIRMAN EWASUTYN: Our third item of business this evening is Darrigo Solar. It's an initial appearance for a solar farm. It's located at 86 Lakeside Road in an R-1 Zone and it's being represented by Jeff Lease.

MR. LEASE: Good evening. I'm Jeff Lease and I'm representing the Frank Darrigo Revokable Trust in an application for a 5 megawatt solar farm on the existing Darrigo Farm at 84 Lakeside Road.

I'd like to give kind of -- this first appearance is mainly for a grading and clearing permit so that we can make the time limits for clearing the property which ends at the end March. I will give a general overview of the project. We'll be coming back for the review of the solar farm itself. Mike Morgante is the civil engineer but could not be here this evening, so I'm going to be making the presentation in his absence.

What I have here are two drawings which represent the solar array on the property as well as the existing conditions.

What this is is a 40-acre portion of

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the existing 60 acres of the Darrigo Farm, Lakeside Road being here and Interstate 84 being here. I think one of the projects you just reviewed is in this location over here. The existing Darrigo Farm touches a number of roads. That's, of course, Interstate 84, Lakeside Road, Patton Road up here, as well as Meadow Hill Road over here. It actually touches the back of Amber Fields.

Currently the green areas -- the dark green areas here represent where there are trees, and the open fields are represented by the lighter greenish/yellow. The clearing request is represented here showing where the arrays will sit.

The property is not being subdivided, it's being owned and retained by the Darrigo family. There's no subdivision line. They're going to continue to operate their supply yard as well as some of their farming operations on the balance of the 20 acres.

The entire solar array is well away from Lakeside Road. Through the approval process that we went through for variance, because this

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is in an R-1 Zone, we have agreed to set the solar array off the property lines by 100 feet with a landscape buffer of 50 feet. Much of that landscape buffer already exists.

Right now the fields that are being used, obviously this one over here --

CHAIRMAN EWASUTYN: Can you put that on the board?

MR. LEASE: Yeah. Let me put this up here. I think it's important to see what it is currently and what it's going to be.

So currently the fields that are being used is this one here. The farm buildings and the operations are here. This is a fallow field. This is an existing field which was used last year for pumpkins. This is an open DEC site. This is a fallow field over here.

Around 1972 the Darrigos were asked to close their legally operating dump site which had operated from the `40s into the `70s. DEC, in closing that site -- all sites in New York State, not just this one, found that there were newly classified metals on that property, to which the Darrigos then worked from the `70s all the way to

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the mid `90s to remediate. They remediated them by digging out the contaminated areas and putting them into a clay container of about an acre in size and then putting a cap on it. With that they monitored that container as well as the areas around those remediated materials every six months. They continue to do so today. That area is generally in this vicinity here.

One of the conditions of that is that the property could not be used for residential. At least the areas near or around the contaminated site. So you could use it for commercial, and actually you could put a parking lot over the top of it. The DEC specifically said they didn't want to have any wells or anything being used near that contaminated site.

Because it mentions wet areas on the property, just to give you a lay of the land here, this lower area by Lakeside Road is a very swampy, wet area right down here. In fact, the Darrigo property almost goes all the way to Route 17K. The old Dr. Bank's house is the only piece that was left right over here. It's like a 3-acre piece. Then all of this is somewhat wet

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over here. The entry drive is right over here.

What I should have and neglected to do is I should have given you more photographs of what the property looks like right now. May I hand out some photographs here? You don't really have a sense. I think I have enough here for everyone. As I walk through the plan I might be able to point to some of the key features on the property and give you a sense.

So these are photographs taken from a variety of positions, which I did not provide a key to or a scale but generally they walk you through page by page from the entrance along Lakeside Road up to the farm buildings itself, and then look left and right at the existing fields, and then go up to the upper fields, mainly this one over here, and the DEC field which is over here. You can see the general, you know, scale and appearance of the trees.

At one time, back in the '40s and '50s, the Darrigos actually -- this was an open field right over here. This, of course, was all open over here. This field was greatly expanded over here. You can't see from where you're sitting

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right now but there is a topographic rise in the landscape right along this ridge right over here. From this point -- from the low point on Lakeside Road to the high point, which is right here, very near Amber Fields, it rises I think something like 85 feet from top to bottom. More than half of that is right along this kind of ridge right here. These existing buildings over here are farm buildings. Actually, the Darrigo homestead is right there. Judge Darrigo's old house is right there. The Darrigo house is up there. That's, of course, Amber Fields.

 This project is really part of a larger New York State project which began two-and-a-half years ago when the governor, along with New York State, decided that they wanted to get New York State to 50 percent renewable energy by 2030. In doing so they provided a number of incentive programs on the State level which were mixed with Federal ITC tax credits which allowed the solar farms, which would not have been able to be built without those tax credits or NYSERDA incentives. They just don't financially work. They're close but they don't work.

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The reason for doing that is fourfold. I've been working on this project now for about two years, two-and-a-half years. It's kind of an exciting thing that's happening right now. One of the problems that we're having in our area is that all of the power that we're receiving in this particular area is coming down one large trunk line from Canada and it's going to what's known as the Coldenham substation. It's generally off of 17K near 747 drive. It's hidden in the back but it's one of the four or five big substations that we have in eastern Orange County. The problem with it is if that trunk line should ever become interrupted, it would shut down the power in the entire Town of Newburgh and some of the Town of New Windsor and all of Montgomery. What the State has wanted to do for a long time is to micro-grid the electrical system whereby they could break it down into smaller discrete units so that in case of a natural disaster like extreme weather, or possibly even a terrorist attack, that some parts of the electrical system could still stay up and running. It was never possible because in order

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to do that you would need small little power producers around the State. They saw, twenty years ago, that solar, if they could ever get the efficiency high enough, along with wind, could be these little isolated pockets of power source.

This project, once built, will provide a tap into the Coldenham substation. It has to go there first and then feeds out. This particular line in which -- this one had been worked out with Central Hudson. Most of the delays have been either with Central Hudson, or the DEC, or NYSERDA in getting this approved. The area that this will basically serve is the Route 300 corridor, part of the airport, and in fact this building. So if the power were to ever go down, the solar array would be able to supply power in emergencies.

The other thing that's happened right now is that the Coldenham substation is large enough to take on more power but during the peak power demands of July and August we need additional power. That is partly what Danskammer in Roseton did. They were known as peak plants. As we begin to retire peak plants like Danskammer

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in Roseton and Indian Point, we lose the ability to cover those peak demands. It just so happens that solar is most powerful at those exact same peak moments. In other words, the peak demands are those summertime months when the sun is the highest and the temperature is the warmest. In a way -- not in a way. In a very direct way the solar array becomes your peak plant. What it does is it prevents the power company and NYSERDA from having to increase the size of the line going into the substation. By not doing that they have private enterprises essentially subsidizing the power grid by allowing this project to feed into that substation and not having to put a larger main trunk line down to the Coldenham substation.

Let me just take a step back. You can only have these solar arrays within about two miles of a substation. They can't be anywhere. In the Town of Newburgh I think there's only two substations. There's one hidden on Brewer Road, and I think the other one is of course over by Roseton, Danskammer, the big one. Their spots are very, very unique. They can't just go

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anywhere.

This one was wonderful because it fed into a line that immediately Central Hudson said that's exactly where we need one. Because the price of real estate was so high, we haven't seen a lot of applications.

The Town of Newburgh wrote an excellent Zoning Code, it's the same code that we have in Hamptonburgh and New Windsor, but they limited it to the industrial zone, which, with all due respect, I thought was a mistake because in the industrial zone there are no available properties. You need at least 5 acres, preferably more like in this particular case 40 acres. The industrial zone in the Town of Newburgh is the airport and the areas immediately around Danskammer/Roseton which are owned -- most of it owned by the power companies.

What's shown here are two fields separated by the slope right over here. It's not on this map. The total would be 5 megawatts AC, which doesn't mean a whole lot to you but it represents enough power to be supplied to 2,000 homes.

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The look of these panels will be something like this. As I mentioned in the application, they're approximately nine to twelve feet in height at the high end and about three to four feet at the low end, so a mower could go underneath them. These panels happen to be turned vertically. What they're designed as is panels to go horizontally, so they'll be slightly lower than that. They'll be put on metal racks. Metal racks for most of the project will be going into the ground, but over the DEC contaminated site they'll have to be ballasted and weighed down by another means which we are trying to determine right now.

All of the power lines on the project are underground. The way that the power will get out to the substation will be underground to an access point at the intersection of Meadow Hill and Monarch Drive. Central Hudson has determined that's the best place for the interconnection. That's for both of the two fields.

The clearing that will need to be -- that will happen here will essentially clear this field over here, which is a relatively flat field

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here which was let go fallow. Most of the diameter of the trees there are somewhere between six inches and ten inches. This has been filled in with a little bit of scrub over here which was the former lagoon. This area is cleared only to clear out the trees to provide no shading on the solar panels. The lower field over here will be cleared for the array which is over there.

What more can I say? There are no buildings on this project. There are a couple of access roads needed for mowers, service.

There's nobody permanent on the site. The entire 40 acres of the site will be fenced in. You now have photographs, but that's what some of the fields look like right now. This field is this field here or this field right over here. It looks like it has a lot of slope but it's relatively flat. Of course it's bounded by residential on all sides except for Interstate 84.

The existing road will be used as its main service road for mowers and service. There are two fire truck access roads, one coming underneath where the power will be coming in off

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of the Monarch/Meadow Hill Road and another one coming off of Patton Road.

There will be two sets of transformers, which will be the only structures besides the panels themselves on the site, one of which is over here with an underground line that will go to the other two transformers, and then they go underground and they pop out of the ground and go onto the pole. Those poles with their power lines go out to the Coldenham substation.

This project will need DEC approval, NYSERDA approval which it already partly has. It has Central Hudson approval. It is, at least at this point, fully approved.

The construction process will take, once approved, sixty days separate from the land clearing. It goes up rather quickly. Then it will take another two months for testing and then the project goes live.

What community-based solar is -- I'll go sideways again -- is for those individuals that can not have or do not want to have solar on their rooftop, they can join a community of solar panels at this location. If you live in a condo,

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you don't own where you live but you'd like to have green power, if you live in a home with a slate roof, if you live in a house that is shaded by trees or that doesn't face south, you can buy into panels and rent them in the same fashion that you would as if somebody had put them on your house. It's a simplified system of using solar panels. The panels are not on your roof, they're here. You're credited the amount of power that comes to this location to your own electric bill. In some cases it might be more than what you need and in some cases it might be less, but it accrues over time. The State felt, and rightly so, that not everybody needed to put solar panels on every single roof, they needed to do a bulk project. Twenty percent of this project may be devoted to one user, like a school district or a town. Rather than put solar panels on their roofs, they could buy into a portion of the solar, of these panels. These panels are monitored and maintained separately from your home. Should you sell your home or sell your business for some reason, you could then stop the rental on the solar panels. You're guaranteed,

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just like the home solar panels, a certain price per kilowatt hour for a set number of years depending on the contract that you go for. It functions very similar to home solar panels. Generally they give you somewhere between a 10 and 15 percent savings. The main thing is it's a renewable resource. It's green. Most importantly, the energy that's being generated is not lost and reduced by line transfer because it's being generated and used very close together. The power that comes down from Canada from hydropower ends up losing something like 15 percent due to the friction in the lines by the time it gets down to here. This greatly reduces the loss of that energy power. It was never intended to be a complete replacement for all energy users. It's meant to supplement, firstly, the peak power demands and, secondarily, to provide kind of safety net to the system -- to the whole system itself. That is the micro-grid effect that I spoke of earlier.

That's it I think. I have a lot to say about this project. I know this intimately. Even though the engineer is not here right now,

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I've been working with this project for two-and-a-half years to get to where it is right now.

Surprisingly, you might be gladdened to hear New York State is actually a leader in this one area. It's incredible how very flexible and farsighted they have been to try to do this. What the State is trying to do is they see down the line, over the next thirty years, an interruption in power coming by increased demand and an unreliability in the power supply. That unreliability might translate itself to a loss of business. That is to say, if power should go out in the northeast for a month, those areas that can supply power in a micro-gridded situation might prove to be desirable areas. This project essentially ensures the economic viability of the Town of Newburgh because it ensures reliable, continuous power for places of business along Route 300 specifically, which is why Central Hudson so wanted this project. There are other solar projects that are out there in the O&R district as well as the Central Hudson district, but this is the one that's closest to the area of population, and that's an important part.

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For instance, in Westchester there is one solar project --

CHAIRMAN EWASUTYN: Let's turn it over to the Board Members.

MR. LEASE: I'm sorry.

CHAIRMAN EWASUTYN: It was a great presentation. Let's turn it over to the Board Members for questions. We'll start with Ken Mennerich first. Ken has the most experience with Central Hudson. I'd be interested to hear from him.

MR. MENNERICH: It's very interesting. I think you're overstating the benefit. If the Coldenham substation goes out, this solar array, I don't know how they would use it. Central Hudson must have a plan where they can isolate parts of the system to use the power, --

MR. LEASE: Yes.

MR. MENNERICH: -- which will vary depending on what's being -- what the sun is doing any day.

MR. LEASE: Right.

MR. MENNERICH: If you have any studies that Central Hudson did, I would be interested in

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seeing those.

MR. LEASE: Okay. How this will function as it applies to the Coldenham substation?

MR. MENNERICH: Right. And how it's protected.

MR. LEASE: Yes. That's been a huge part of this whole thing.

MR. MENNERICH: It's an interesting concept. There's one going up on Route 52 in the Town of Montgomery. It does go up quick.

It's a factor. I don't think it's as big a factor as what you're saying. That's just my personal opinion I guess.

MR. LEASE: I can tell you --

CHAIRMAN EWASUTYN: Rather than go back and forth, we'll hear from the Board Members, --

MR. LEASE: Okay.

CHAIRMAN EWASUTYN: -- it's open for discussion, and then we'll move on to our consultants if you don't mind, otherwise we could have dialogue back and forth and we really won't have a meaning to the meeting because too much will be lost in language.

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MR. LEASE: Okay.

CHAIRMAN EWASUTYN: Other comments from Board Members?

MR. GALLI: Thank you. Your presentation was very informative. I learned a couple things on it.

A couple questions. You said that it's in an R-1 district now?

MR. LEASE: It is.

MR. GALLI: It's not in the Ag district?

MR. LEASE: It is not. The Darrigos have an Ag -- I have to be very careful about this. It's an Ag tax exemption but they are not in an Ag district.

MR. GALLI: Do they lose their tax exemption once those solar panels go up?

MR. LEASE: Good point. We're trying to not lose that exemption.

MR. GALLI: That's a big bite.

MR. LEASE: It is a big bite. It's a huge bite. Not at this meeting but at some meeting I would like to show you what we're planning to do underneath the panels, from

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mushroom to bees to sheep. That's going to be another presentation. We're planning to use the space underneath the panels in some agricultural format.

MR. GALLI: Okay. As long as the owner is aware of that.

On the line you said there were two transformers. Are they huge buildings or are they just like transformers like you see on a pole of Central Hudson?

MR. LEASE: I don't know. I'm sorry. At this point I just don't know. I'd have to speak to --

MR. GALLI: You probably have to store it somewhere I would think, or it constantly goes out?

MR. LEASE: It constantly goes out. At least at this point right now there's no battery storage on this property.

MR. GALLI: Is that what they call it, battery storage?

MR. LEASE: It's called battery storage. It's a possibility for the site but right now it's not being planned.

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MR. GALLI: So if they don't have
battery storage --

MR. LEASE: It feeds directly in and
they balance out the grids in some magical way to
stop the power coming down from it's normal
source. While the sun is shining this feeds into
the substation and then out to the power users.

MR. GALLI: Okay.

MR. LEASE: Somebody in some building
like Oz works it all out so it all flows
properly.

MR. GALLI: I had another question.
All of those panels, how they're set up, I saw
the one picture you just showed, each of them
have a power line coming off of them that goes
underground or is it one big power line off a
whole section? Say you take one row of them.
There's one line that comes off that and goes
underground?

MR. LEASE: Yes. As far as I know
there is.

MR. GALLI: Planting underneath them is
going to be tricky if you have lines going under
the ground and you're trying to plant stuff.

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MR. LEASE: I don't know how that's going to be done. It's another I don't know.

MR. GALLI: The Ag people might ask you the same thing, so you better come up with an answer.

I think that's it for now. The presentation was very useful.

MR. LEASE: Thank you.

CHAIRMAN EWASUTYN: Stephanie?

MS. DeLUCA: I'm still absorbing all the information. It was actually quite fascinating. I don't have a question right now at this point. Thank you.

CHAIRMAN EWASUTYN: Any other Board Members?

MR. MENNERICH: One more question. One thing that you brought up in the beginning is there's tax incentives that make this work.

MR. LEASE: Yes.

MR. MENNERICH: I think that is why this is being developed, the political climate wants to have the solar.

MR. LEASE: Very much so.

MR. MENNERICH: The tax incentives are

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being paid for by the taxpayers basically.

MR. LEASE: Yes.

MR. MENNERICH: The power that you can distribute that people can buy into, it will be interesting to see how that develops, too. 5 megawatts is not a lot of power --

MR. LEASE: Right.

MR. MENNERICH: -- compared to what's being used in the Town of Newburgh.

MR. LEASE: Right.

MR. MENNERICH: How do they split it up? It will be interesting.

MR. LEASE: It will only be -- you mean in terms of the total power needed for the Town or for the individual users?

MR. MENNERICH: As for what people can buy at a discounted rate.

MR. LEASE: Right. That's kind of preset by Central Hudson based on an agreement that they have already structured with the installer. So there's a rate at which they're compensated and then there's going to be a rate at which they sell it to the end user. That's not part of my --

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MR. MENNERICH: There's only going to be a limited number of end users that will be able to take advantage of it, though.

MR. LEASE: About 2,000 people.

MR. MENNERICH: 2,000 homeowners?

MR. LEASE: Assuming the normal amount of electric. That's the number they gave me.

MR. MENNERICH: Okay.

CHAIRMAN EWASUTYN: Dave Dominick?

MR. DOMINICK: First Jeff, very good presentation. It was very interesting.

MR. LEASE: Thank you.

MR. DOMINICK: Really, you know, heading this way in the future as we grow as a Town and as a country.

You've got some great pictures here, and you handed us a seven-page addendum of nice photos as well.

MR. LEASE: Thank you.

MR. DOMINICK: You also mentioned in your presentation that they would still keep the supply part of the business.

MR. LEASE: Right.

MR. DOMINICK: When you look from 84,

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that area needs to be cleaned up. It's much different than what you're depicting here in these pictures.

MR. LEASE: Right.

MR. DOMINICK: What plans going forward -- if you're still going to have a combination solar panel field, supply chain, how are you going to dress that up for the public to neaten that area?

MR. LEASE: Right now I don't have any plans to clean up the supply yard with Darrigo. That's Darrigo's thing. If the Board would like me to do something specific with respect to that I can, but right now we haven't planned on doing anything.

One of the problems that's happening here is that this three-generation Darrigo stewardship of the property is coming to an end. It was once seven brothers, then it was two brothers, and now it's one guy. It's Danny Darrigo who is not here tonight. He's struggling to keep the whole place going. It's coming to the end of his stewardship and his operation.

I haven't shown any other -- I left

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that 20 acres for Dan because Dan is not ready to retire right now. He's probably going to close everything down within the next 10 years. That doesn't answer your immediate question as to how the yard can be cleaned up.

MR. DOMINICK: I think you have some abandoned vehicles, some houses, some theatrical, railroad ties.

MR. LEASE: Some of that stuff is going away.

MR. GALLI: Halloween --

MR. LEASE: The Halloween thing. This project is where some of that was. So the main barn was part of where the Terror Dome was, but there were other things up in this area. They're all going away. We have a couple of abandoned like campers or something that I saw in the woods. They have to be taken out. He has a lot of brush piles over here. They all have to come out as part of this thing here. I saw down here maybe two or three abandoned cars, but that's -- you know, they have to go as well because the solar array is on top of that.

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but generally it's going to -- it's going to follow something in this area right here. Some of that mess is right here and some of that mess is over here as well. That doesn't answer the mess that's over here.

MR. DOMINICK: That's the big mess.

MR. LEASE: The big mess, the one that you can see from over here.

MR. DOMINICK: I think when you do talk to him -- the 80 acres total, you're using 60. The 20 that's left, that needs to be addressed.

MR. LEASE: Okay.

MR. DOMINICK: That's it, John.

CHAIRMAN EWASUTYN: Cliff Browne?

MR. BROWNE: You mentioned that these types of units or facilities are limited to 2 miles from the substation. Why?

MR. LEASE: Because transferring the power in a distance further from that makes it somehow economically unfeasible. It's just too much power to get through the lines.

MR. BROWNE: 2.5 miles is not feasible?

MR. LEASE: I don't know what the exact -- I don't know what it is. Mostly they tell you

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-- when the initial directive came out with Central Hudson and people started calling me as a real estate broker, can you find these sites within a half mile from the substations that you have in eastern Orange County, that was their first directive. Finding things 1.5 miles was far less attractive. 2 miles was definitely out of it. I'm just giving you this information somewhat anecdotally.

MR. BROWNE: I was kind of curious as to why the 2-mile limit if there was --

MR. LEASE: There's something about transferring that much power on the existing lines. Indeed when you go further away from the substation you have to improve the quality of the lines going to the substations, and that starts to get pretty expensive.

MR. BROWNE: It's a matter of economics?

MR. LEASE: Yeah.

MR. BROWNE: Okay.

CHAIRMAN EWASUTYN: Dave Dominick?

MR. DOMINICK: I said mine.

CHAIRMAN EWASUTYN: John Ward?

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MR. WARD: How many trees are you talking about clearing?

MR. LEASE: 22 acres worth. I don't know the exact number, but 22 acres. I think the computer model said something like 21.7 acres the way Mike Morgante had figured it on his CAD program.

MR. WARD: On Amber Fields where the houses are, it looks like you're taking out trees. You said 150 feet including the buffer?

MR. LEASE: 50 feet for the buffer. You're right, Amber Fields is the area where it is most -- you can see it the most. This would be that Amber Field's line here, and here we have our 50 foot treeline. The winter shots on I think pages number 4 and 5 actually show this exact treeline. In fact, right at this point right over here is the thinnest. Most of this area here tends to be somewhat higher than Amber Fields. The only part of Amber Fields that would look down onto the solar field would be right over here near Plum Court. It's almost level. In fact, from Plum Court to here, it's about 20 feet higher. Two or three of these houses sit a

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little bit higher than Plum Court. It's something of a rise. That is right, that is the chief area for the buffer.

MR. WARD: My other question is neighboring municipalities. I know they have solar farms right now along 52, Albany Post Road, down the line. They didn't have to clear. They had open fields.

MR. LEASE: Right.

MR. WARD: This is a project that's concerning me that way.

MR. LEASE: Right.

MR. WARD: That's basically what I'm pushing. You have a lot of unanswered questions that you have in front of you going forward.

MR. LEASE: Right.

MR. WARD: Good luck.

MR. LEASE: One of the things that I want --

CHAIRMAN EWASUTYN: Jeff, let me stop you for a second. Not to be rude. We're going to turn the meeting over to Pat Hines. There are two items that -- two action items that we're discussing here. We spent the greater part of

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the meeting, thank you, learning from the action part of what could be the site plan. As you said earlier, that's just to give the Board a kind of look forward to what you're proposing.

The other item of action is a clearing and grading application. As you and I discussed when you were looking to make the application, we would come up with the ingredients, prepare a menu and serve it to others. Now I think what we're going to discuss is a menu that we created and how and if that's possible.

Yes, I think the Board is right, there are items that when we come to the site plan approval process that we would need clear and definite information, notes on the plans to say this is going to be removed, but that's at a later date. Everyone is giving you their initial reaction to it.

I'd like to turn the meeting over to Pat Hines who can speak to us all as far as what's before us.

MR. HINES: A copy of my comments went to your consultant. I don't know if you received them but I'll give you a copy as well tonight --

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MR. LEASE: Thank you.

MR. HINES: -- so you can follow along.

There are a couple of procedural concerns. The status of the Zoning Board of Appeals use variance should be discussed. I think the variance needs to be provided to the Planning Board for their review as well.

Do we want to discuss these as we go, John?

CHAIRMAN EWASUTYN: Again, it's an open meeting. Why don't we go on record and discuss it.

MR. HINES: You're at the ZBA for a use variance right now?

MR. LEASE: Right. It was approved. It expired. They were unable to extend it. They are considering reapproving it next Tuesday. So we'll know Tuesday. I have a feeling they're going to approve it.

MR. HINES: And it's going to -- that's going to key into some of the other ones.

Dave Dominick had mentioned the other uses on the site. We're going to need to see what is on the site, what's going on there. This

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is a site plan. It's a mixed use site basically.

MR. LEASE: Yup.

MR. HINES: The Board is going to want to see what's staying, what's going, what uses are there right now, what's been permitted, what's preexisting nonconforming. We'll need that addressed.

The most significant issue is my comment 3. You submitted a full environmental assessment form that identifies the project. The land clearing permit is the first phase of submission for review and approval of a 5 megawatt AC solar array located on 40 acres of a 60-acre property. In the SEQRA process we're not allowed to segment out portions of the project. The project has to be viewed as a whole. There's a discussion that this is a clearing and grading permit application, but we've identified certainly it's much more than that. It's a 5 megawatt solar array. The Board could not grant either a site plan or a clearing and grading permit until we get through the State Environmental Quality Review Act.

MR. LEASE: Okay.

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MR. HINES: There are some significant issues regarding that. The project is what's called a Type 1 action under SEQRA. Type 1 actions by definition are those projects -- there's a list of them -- which most likely would require an environmental impact statement but not necessarily. That requires a coordinated review of all the other agencies involved.

MR. LEASE: Mm'hm'.

MR. HINES: So the Board would eventually, at some point, need to declare itself lead agency to start that review.

Mr. Galli had mentioned that the project was in an R, Residential, zone, not an Agricultural zone. The underlying zoning in the Town is a Residential zone but the EAF and the fact that it has a tax break identifies it in Orange County Agricultural District 1. So it is in a County Ag district which has nothing to do with the underlying Town zoning.

MR. LEASE: Okay. I misspoke then. I've out of my depth with respect to that.

MR. HINES: Both of those are the case. The significance there is that that causes a

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project to be a Type 1 action, as does impacting greater than 10 acres. For those two reasons it's a Type 1 action and requires that circulation. The problem there or the concern there is the timing. There are several potential environmental impacts identified in the EAF, including the DEC remediation site, the impacts to agricultural properties. There are threatened or endangered species identified on the site. There is a DEC regulated wetland with associated buffers on the site. There are two species of endangered animals. Actually, I believe there are going to be three because there's two bat species of concern. The clearing of greater than 10 acres may require an incidental take permit from the DEC for the potential impacts to bat habitat.

MR. LEASE: Okay.

MR. HINES: That's going to be another issue. When we do that circulation DEC will give us an opinion on that.

There will be a requirement for a stormwater pollution prevention plan for all disturbed areas of the site based on the Town and

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DEC regulations.

I did note that there were three access points. We'll coordinate with the jurisdictional fire department. We're usually stressing to get additional access points. You've provided three.

I note that the connection to the Central Hudson lines is going between two residential properties.

MR. LEASE: Right.

MR. HINES: Some of those other access points could possibly avoid the need to squeeze your transmission main through those two residential properties. There may be reasons why Central Hudson wants it there.

MR. LEASE: Oh boy, do they.

MR. HINES: I can envision concerns of those two residential properties standing before this Board in the future.

MR. LEASE: That piece that it goes out to is part of the Darrigo property itself.

MR. HINES: Understood. It's still got two houses on either side.

MR. LEASE: Got it.

MR. HINES: The project is located

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along the I-84 corridor and in close proximity to Stewart Airport. We would recommend, and I'm sure one or more of those agencies are going to recommend, a glare study which are typically required of these. That will need to be done as part of the environmental review.

Details of the interconnect should be provided to the Planning Board.

There are usually four telephone poles above ground required for the cutouts, the protection that they require. We'll need to see that.

MR. LEASE: Yes.

MR. HINES: The Board may wish to request a visual simulation from publicly visible areas such as I-84, the Amber Fields area. A 50-foot buffer is just that, a 50-foot buffer. It's not a very large buffer. It's not much longer than this room. Those are the issues.

The site also came up as located in or adjacent to an area designated for sensitive archeological sites. The New York State Office of Parks, Recreation & Historic Preservation will also be an involved agency during the SEQRA

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coordination.

The Board can take no action, either clearing and grading, site plan or a combination of those two, until the SEQRA review and the Board has made a determination of significance under that. It's a several months long minimum process. I understand that the clearing and grading application is to work around the potential bat habitat issues. I think they might be larger than anyone's identified yet because of the 22 acres of tree clearing and the other involved agencies that need to be coordinated with.

MR. LEASE: Okay.

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

I don't know if the Board is in a position to declare lead agency. We do have the long form EAF and the appropriate plans to begin that process. It might be something the Board may want to do tonight.

CHAIRMAN EWASUTYN: Before we poll the Board Members, which we will, to be polite would you like some time -- our next meeting is the 5th

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of December?

MR. HINES: December 5th is the next one.

CHAIRMAN EWASUTYN: Would you like some time between now and the 5th of December to -- like Stephanie said earlier, she needs more time to understand what she's learning from. Would you need more time?

MR. LEASE: I think so.

CHAIRMAN EWASUTYN: And then you could get back to Pat Hines --

MR. LEASE: Yes.

CHAIRMAN EWASUTYN: -- and we could -- based upon your correspondence with Pat, we could either declare our intent for lead agency at that meeting, at which point you may not even necessarily be present.

We could take it up under Board business, could we not?

MR. HINES: You could, yes. I'll be at the work session that night but I won't be at the meeting.

CHAIRMAN EWASUTYN: You could coordinate that with the engineer and his office.

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MR. LEASE: That would be fine.

CHAIRMAN EWASUTYN: Is the Board all right with that?

MR. GALLI: Yes.

MS. DeLUCA: Yes.

MR. MENNERICH: Yes.

MR. BROWNE: Yes.

MR. DOMINICK: Yes.

MR. WARD: Yes.

CHAIRMAN EWASUTYN: It's a lot that we're learning, it's a lot that you're learning.

MR. LEASE: Right.

CHAIRMAN EWASUTYN: Why should we rush it at this point when you could walk.

MR. LEASE: Tonight's intent was just to introduce you to the project.

CHAIRMAN EWASUTYN: That's what I thought we wanted to do.

MR. LEASE: Exactly.

CHAIRMAN EWASUTYN: There's more out there. That's why we started.

MR. LEASE: Thank you.

CHAIRMAN EWASUTYN: If the Board is in agreement, can we allow, if they permit, Jeffrey

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Lease to speak with Pat Hines?

MR. GALLI: I'm okay with that if that's okay with Pat.

MR. CANFIELD: John, if I may.

CHAIRMAN EWASUTYN: I apologize.

MR. CANFIELD: That's okay. Our office has received the clearing and grading application. What was discussed tonight, and what we have on the application, and what was submitted is somewhat different as far as the acreage. Just at some point in this process you need to update the application, that it's equal to what's been presented.

MR. LEASE: Okay.

MR. CANFIELD: And also a question. What I have that was submitted is there's an additional area of panels that's not on that. Actually Pat picked up on that.

MR. LEASE: It's been removed.

MR. CANFIELD: That is correct?

MR. LEASE: This is accurate. It's been removed. There was thinking that that was going to extend there. It doesn't need to be there.

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I just want to say the State limits you to 5 megawatts. We didn't quite know what 5 megawatts was until they counted everything out.

MR. CANFIELD: So in conclusion, as we progress, or you progress with this clearing and grading application, it needs to be consistent with the site plan.

MR. LEASE: Yes. Okay.

MR. CANFIELD: Another thing. In respect to Dave Dominick's comments about the other uses on the site, at the Zoning Board level or at the Zoning Board appearance, the Zoning Board had requested the same type of information as far as what else is happening on the property. The Code Compliance Department is in the process -- they've done a site inspection. We're doing a site analysis with everything that's there. We've been asked to report to the Zoning Board what's there. At that time what is noncomplying will be evaluated. There has been dialogue with the owner with respect to the buildings, are they farm buildings, are they something else which would be an enforcement action, something separate. The relevance of that to this site

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plan, now it's something different. It's not a use variance application, it's a site plan. The way it works with site plans is if you have existing nonconforming, once you change the use you lose that existing protection.

MR. LEASE: Right.

MR. CANFIELD: So now it has a different meaning.

MR. LEASE: Yeah.

MR. CANFIELD: I just need to get that out there.

MR. LEASE: Thank you.

CHAIRMAN EWASUTYN: Can you repeat to us now everything Pat Hines said before we --

MR. HINES: Fortunately I wrote it down.

MR. LEASE: I will convey that to Mike Morgante tomorrow. We'll talk and work through that.

I think Mike -- is it okay that Mike Morgante speaks to you? He'll probably speak to you much more intelligently than I can. You gave me permission but I want to make sure it's okay.

CHAIRMAN EWASUTYN: When we say

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permission, my vocabulary is limited, what we're looking to really do is have an open means of communication to better serve everyone.

MR. LEASE: Okay. That's fine.

CHAIRMAN EWASUTYN: Just again for the record, do you want to give Pat Hines an e-mail that you prefer he e-mail you with?

MR. HINES: I actually have his card stapled in the file.

MR. LEASE: Good.

CHAIRMAN EWASUTYN: I know there's the office e-mail and then your e-mail. I don't know what you want to work from.

MR. LEASE: I'll make sure it's correct. Okay.

CHAIRMAN EWASUTYN: So you'll coordinate. You'll speak with Pat, --

MR. LEASE: Right.

CHAIRMAN EWASUTYN: -- or Mike Morgante, and eventually we'll know how to present this under Board business.

MR. LEASE: Separate from that, is there anything else that I need to do for the Board to present at the December meeting? I'm

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answering some of the concerns and issues brought up at the meeting as well as what Mr. Hines said.

CHAIRMAN EWASUTYN: I think the depth of what he is saying and declaring intent for lead agency is -- the maps that you have now are sufficient if you were to declare for lead agency?

MR. HINES: I believe so.

CHAIRMAN EWASUTYN: The only thing that we're saying is at a point in time, if that's the direction we're going, to declare for lead agency, that Pat Hines' office will need that many sets of plans to --

MR. LEASE: Okay.

CHAIRMAN EWASUTYN: -- circulate with.

MR. LEASE: Thank you. Thank you for listening.

MR. HINES: Mr. Lease, if you could confirm your e-mail before you leave.

MR. LEASE: Yes.

(Time noted: 8:11 p.m.)

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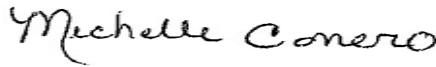
C E R T I F I C A T I O N

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 27th day of November 2019.



MICHELLE CONERO

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

----- X
In the Matter of

CBPS
(2018-20)

North Plank Road
Section 35; Block 1; Lot 21.2
D-8 Zone

----- X

SITE PLAN

Date: November 21, 2019
Time: 8:11 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: ROBERT J. DICKOVER, ESQ.
PATRICK HINES
KAREN ARENT
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: JOHN NOZAK

----- X

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

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CBPS

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CHAIRMAN EWASUTYN: The last item on our agenda this evening is CBPS. It's located on North Plank Road in Zone D-8. It's a site plan represented by Fusco Engineering. I believe John Nozak is the engineer representing the applicant.

MR. NOZAK: Yes. Good evening, Board Members. This project has been before the Planning Board for a number of months and a number of different revisions, probably more than we expected, but I think we have come to a point where we have a plan that we believe fully meets the Town of Newburgh Zoning Code.

There are a number of additional changes that I would like to touch on briefly to the Board so they're aware. We've had a couple of workshop meetings with the consultants.

Probably the biggest item was the buffer requirements to the residential zone property line which necessitated having to shift all of the units, I guess northwesterly in order to maintain the minimum buffer. So that's one of the major site plan changes that we've made since the last submittal.

We had also talked about, at one point

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in time, kind of using this area here as a contractor yard type facility, storage for paving equipment associated with the operation of the Consorti Brothers business, and perhaps some storage of materials. It was determined that, number one, that particular use requires a more stringent setback buffer. It essentially prohibits this property to be used for that purpose, so we eliminated it.

There was also a concern about having potentially two different types of uses on the property. Given those issues, we decided to eliminate that completely and stick to our self-storage facility, which is what we are proposing.

Another concern was this is the existing entrance. We were finally able to get a hold of Zibby from the DOT. She had sent an e-mail confirming it was in fact a previously permitted and approved entrance, and she did have some recommendations. Apparently there's some broken pavement, some potholes that need to be filled, additional surface treatment provided in this area here. We revised our plans to denote that. We think that issue is resolved. We're

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hoping that we can move forward in that regard.

There was a significant amount of additional landscaping that was added to the plans per the landscape consultant. There were a number of different tree species. There's giant Arborvitae, Red Maple, White Pines spaced on the landscaping plan. We did send her a plan. It's significantly larger than the previous landscaping plan that we had proposed. We feel that's been a significant addition to our site plan.

There are a lot of other small changes that had been made to the plans regarding additional plantings, fencing, some details on the specifications and so forth. The black vinyl type fencing for visual protection is on our details. Things of that sort have been added to the plans.

The other thing is we have requested a waiver from the Town of Newburgh, I guess it's the Bureau of Fire Prevention. We do believe we'll be meeting with them in December. We feel strongly that because this is entirely a steel building, it's entirely unmanned, there will be

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nobody living there, it's unheated, that this is a prime candidate for a site where a waiver would be in order. We are hoping that they agree with us. That's pretty much it.

Let me show you quickly our architectural plan. The Board has seen this before. It's basically epoxy steel coated. We have blue type garage doors, the roof, gray walls. It's entirely steel.

There was a request by the consultants, at the first unit where you come in, to kind of break it up from looking like just boxes. We added kind of a front facade here that has a doorway with some windows, and a parapet as well. It's a brick -- a four-foot high brick facade. When you come in it just doesn't look like a box area. We did add that to the plan.

We're hoping that the Board feels this project has moved far enough along to perhaps schedule a public hearing.

CHAIRMAN EWASUTYN: Comments from Board Members?

MR. GALLI: I have a couple of questions. I'm familiar with the site. The

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stuff that's on there now you said is not going to go on there. Where is it going?

MR. NOZAK: I'm sorry?

MR. GALLI: The stuff that's on the site now, you said you weren't going to put it off to that side lot.

MR. NOZAK: The broken pavement and --

MR. GALLI: The machinery that's all there.

MR. NOZAK: That's all going.

MR. GALLI: Where is it going?

MR. NOZAK: Do you know where that's all going to be going to?

MR. CONSORTI: Back to 52.

MR. GALLI: Then you wouldn't have a problem putting a note on the plan no storage of all that equipment?

MR. NOZAK: No problem.

MR. GALLI: The second thing is the storage units. Sometimes I see around different areas there's always a rental -- not a rental, an office where if you want to rent one you go in. If I wanted to rent one where would I go? Is there going to be a building, an office?

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MR. NOZAK: If you look right here, on the very first building there's a small portion of it, very small, that's the office area. When you come into the facility there is a front door entrance to a small portion of one of the units. It's this door right here. I would assume they would have a sign that if you wanted to rent you would call and set up an appointment and then the person would meet you there. They're not going to be there 24/7. There's no need for them to be there.

MR. GALLI: I didn't think 24/7.

MR. NOZAK: It's essentially an unmanned facility. The office would be by appointment only.

MR. GALLI: Would the office be sprinklered only?

MR. NOZAK: No.

MR. GALLI: No?

MR. NOZAK: Nothing.

CHAIRMAN EWASUTYN: I think that it's approximately 1,800 square feet?

MR. NOZAK: I'm sorry?

CHAIRMAN EWASUTYN: That building is

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approximately 1,800 square feet?

MR. NOZAK: The office or the actual buildings?

MR. GALLI: The office part.

CHAIRMAN EWASUTYN: The office.

MR. HINES: It's shown as 200 square feet. It's a 10 by 20 office.

MR. NOZAK: A desk, a person there, a bathroom, filing cabinets.

MR. GALLI: Where would the bathroom hook into?

MR. NOZAK: We have a very small septic. We're going to have it -- I mean literally it's unmanned. The average daily flow would be 15 gallons per day.

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

CHAIRMAN EWASUTYN: Stephanie?

MS. DeLUCA: I was just wondering, what are the sizes of the units themselves?

MR. NOZAK: Let me get the lengths.

MR. HINES: Sheet 4 has them labeled.

MR. NOZAK: If you go to sheet 2 it gives the length of each building. Do you see it? Sheet 2 of 8.

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MS. DeLUCA: Okay.

MR. NOZAK: It lists the length of each one of them. The first one would be the shortest at 74, then it goes to 220 on the larger one.

MS. DeLUCA: Thank you.

CHAIRMAN EWASUTYN: Ken Mennerich?

MR. MENNERICH: The front facade that you showed, is that going to be on all the buildings?

MR. NOZAK: No.

MR. MENNERICH: Just the one?

MR. NOZAK: Yes.

CHAIRMAN EWASUTYN: Cliff Browne?

MR. BROWNE: Following up on Ken's, I have a question on the presentation. That's going to be on the front of all the buildings facing that direction?

MR. NOZAK: It's only proposed on the first one. Also bear in mind that you really only see this area here. As you're coming in you wouldn't really even see these units with the landscaping that's being provided. Our proposal was just to put it on one where the office is because that's the only place where there's an

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actual door with an office. We thought that would be the best location to do that enhancement.

MR. BROWNE: Could you do a better rendering so I could get a better idea of what it would look like? All I can see now is the one. The other ones are just going to be boxes with nothing there? I'm not seeing what it's going to look like.

MR. NOZAK: We included a picture. This was submitted to the Board. I think every Board Member received a copy of this. This is a photograph of essentially what they would look like from the company that's going to actually install these. It's a colored picture of what they would actually look like.

CHAIRMAN EWASUTYN: John, would it be possible for the public hearing to have a blowup, --

MR. NOZAK: Yes.

CHAIRMAN EWASUTYN: -- something that the public, like myself and Cliff Browne and others, could have a visual comprehension of?

MR. NOZAK: Yes.

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CHAIRMAN EWASUTYN: Dave Dominick?

MR. DOMINICK: John, any thought of --
just switching gears here -- putting it into a
solar farm?

MR. NOZAK: I'm sorry?

MR. DOMINICK: Switching gears and
making it a solar farm?

MR. NOZAK: We're going to pass on
that.

MR. DOMINICK: No questions.

CHAIRMAN EWASUTYN: John Ward?

MR. WARD: With your office, the ARB
there, is it possible to show the material you're
planning on, the bottom stone and everything?
It's a small picture, that's the problem.

MR. NOZAK: Yup.

MR. WARD: Especially if you're having
a public hearing, they'll want to see it.

MR. NOZAK: Okay. No problem.

CHAIRMAN EWASUTYN: Jerry Canfield?

MR. CANFIELD: The applicant has
submitted a fire bureau request for the sprinkler
variance. They'll be on the December 11th
agenda, 8 p.m.

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Just a comment, though. On the architectural feature, that was not the consultant's recommendation. It was relayed from the Board's wishes. Just to make a note of that. I thank you for adding that in there.

CHAIRMAN EWASUTYN: Pat Hines?

MR. HINES: One of the changes to the project is that it is now proposed to have a well drilled on the site for the water supply, I guess for the office. We're going to need approval from Jim Osborne to put that well in. The project is in the consolidated water district. This would be unique if there was service by a well and not by Town water. Previously you had shown some small diameter service lateral coming in from the State highway, but I guess you had conversations with the State regarding digging of the road.

MR. NOZAK: We did. The main on North Plank Road is actually on the opposite side of the road. We actually located where those valves were. It's kind of like just outside the white line, so it's in the pavement. It's not like it's in the right-of-way but outside the

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pavement. Even if we were to try to jack and bore underneath it, there still would have to be substantial open excavation in the State highway in order to make a connection. That's just because of where the location of the main is. She does not want that. It's just been paved. She does not want to see any pavement disturbance. She was kind of clear on that. I mean this is a site where there really is no demand for water. It's a storage facility. The only reason for the well is for the very small water usage of a part-time, by-appointment-only employee that will be going to the office for rental purposes.

MR. HINES: We'll just need approval from Jim Osborne to say that that's okay. I don't know if they allow wells in the water district. That will be his determination.

We did note that you applied to the Bureau of Fire for the waiver for the sprinklers. That could change this whole conversation if that isn't granted, but that's up to you.

MR. NOZAK: Correct.

MR. HINES: The DOT has provided an

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e-mail stating that they wish to have some curbing repaired and an overlay on a portion of the access drive. You've provided us with a DOT detail and full pavement section. We want to have that labeled to a two-inch overlay.

MR. NOZAK: No problem. We don't have to go through the whole --

MR. HINES: I have a comment on the landscaping. It looks like it conflicts with the fence, but I'll defer to Karen on that since she's here.

This does require submission to County Planning. We haven't done it yet because of the zoning issues that we were addressing previously.

A public hearing is required to be scheduled.

We would recommend a negative declaration at this point, although I think Mr. Dickover reminds me we haven't typed the action yet. We would have to do that as well as assume lead agency. You are the only involved agency so you can do that, if the Board desires, tonight.

CHAIRMAN EWASUTYN: Karen, do you want to work at a later point with John as far as the

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landscape plan?

MS. ARENT: Yes. I just also wanted to mention that it's important to look from Weyants Lane at the buildings to determine which should have the architectural features.

MR. NOZAK: From Weyants Lane?

MS. ARENT: It's up higher. Maybe just putting one or two might not work because it might -- if you see one or two and you don't see some on the others. You do see the other buildings.

Also, we didn't get the architectural drawing that you referenced.

MR. NOZAK: I can e-mail it to you. What is your e-mail?

MS. ARENT: It's karenarentdesign@frontier.com.

MR. NOZAK: Karenarentdesign@frontier.com?

MS. ARENT: Yes. That would be great. Thank you.

CHAIRMAN EWASUTYN: Rob Dickover, the action before us tonight is to declare our intent for lead agency. Is that correct?

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MR. DICKOVER: Yes. And --

CHAIRMAN EWASUTYN: I know there are other points.

MR. DICKOVER: Declare your intent to be lead agency, circulate notice of that.

CHAIRMAN EWASUTYN: Thank you.

MR. GALLI: John, just one question. How would we get a note on the plans about the equipment and the bulk storage stuff not being on the property?

CHAIRMAN EWASUTYN: Jerry Canfield? Pat Hines?

MR. HINES: We would just have the applicants put that on one of the general notes on the front sheet.

MR. NOZAK: No problem. I will add that.

MR. GALLI: Okay.

MR. HINES: With the notice of intent for lead agency, I think you are the only involved agency for the project.

MR. DICKOVER: DEC is done?

MR. HINES: There is no DEC approval.

MR. DONNELLY: Jim Osborne's approval

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is not an agency determination?

MR. HINES: I don't think so. It's either they're going to be able to put the well or not.

MR. DICKOVER: It's not an agency or department that's involved. You're speaking on behalf of the water district?

MR. HINES: Yes.

MR. DONNELLY: You're the only involved agency, then.

CHAIRMAN EWASUTYN: We can declare our intent for lead agency.

MR. DICKOVER: Type the action.

CHAIRMAN EWASUTYN: I could be missing one. There's four notes that I have that I would move for a motion for, and if there are additional please bring them forward. One is to declare ourselves lead action, another motion would be to circulate to the Orange County Planning Department, to declare a negative declaration, and to set the 2nd of January 2020 for a public hearing.

Is there anything to add to that motion?

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MR. HINES: No.

MR. DICKOVER: Did you include typing
it as Unlisted?

CHAIRMAN EWASUTYN: We declare
ourselves lead agency for an Unlisted action.

MR. GALLI: Do you want to do them all
at once or separate?

CHAIRMAN EWASUTYN: We'll do them all
at once if you don't mind.

MR. GALLI: I'll make a motion to
approve them all.

CHAIRMAN EWASUTYN: Thank you. Do I
have a second?

MR. WARD: Second.

CHAIRMAN EWASUTYN: Second by John
Ward. Roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

You'll work with Pat Hines' office,

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it's a little early yet, when it comes to the notification of the public hearing.

MR. NOZAK: Okay.

CHAIRMAN EWASUTYN: You'll work with Karen Arent in the upcoming weeks as far as the landscaping.

At some point in time you'll define your ARB and consider the visual impact looking at it from Weyants Lane.

MR. NOZAK: Yes.

CHAIRMAN EWASUTYN: Anything else from the Board?

(No response.)

MR. NOZAK: Thank you.

(Time noted: 8:32 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 27th of November 2019.

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
(2006-53)

Request for a Six-Month Extension
from November 21, 2019 until May 21, 2020

----- X

BOARD BUSINESS

Date: November 21, 2019
Time: 8:32 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: ROBERT J. DICKOVER, ESQ.
PATRICK HINES
KAREN ARENT
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: DARREN DOCE

----- 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 next item of Board business that we have this evening is Trinity Square.

MR. MENNERICH: Darren, this was scheduled for a previous meeting. It's been rescheduled for tonight. Could you just bring the Board up to speed as far as what you're requesting?

MR. DOCE: We're requesting that the preliminary -- conditional final is extended another six months. That's what the applicant is requesting.

His reasoning, he explained to me, is that he's invested time and money into this and he isn't willing to give up on getting it built. He's leery now of doing it himself because of his age. He also considers it some sort of legacy to his parents because they invested in this project also way back when it initially got approved. At that time he had every intention of building it, but the economy at that time scared him also. So he's actively -- he's trying to market the approval. He's got it listed. There's been limited interest, lukewarm I'd say. He's hopeful

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TRINITY SQUARE

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to, within the next few months, sell the approval and have it built.

MR. MENNERICH: So the extension would run from November 21, 2019 to May 21, 2020.

CHAIRMAN EWASUTYN: Is the Board in agreement?

MR. GALLI: Yes.

MS. DeLUCA: Yes.

MR. MENNERICH: Yes.

MR. BROWNE: Yes.

MR. DOMINICK: Yes.

MR. WARD: Yes.

MR. DOMINICK: I have a question. We're no further than the last extension? No action? Nothing has changed? No progress?

MR. DOCE: Nothing. He had interest a few weeks ago. He thought he had somebody but they recently said no, so --

MR. DOMINICK: Okay.

MR. DOCE: He's relisted it now with another realtor I believe. He says he has a prospect. I mean nothing concrete yet.

MR. DOMINICK: Thank you.

MR. GALLI: Where is the project

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TRINITY SQUARE

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located?

MR. DOCE: It's on Route 52 in front of the Storage Stop. It's like an 11,000 square foot retail office/mixed use.

CHAIRMAN EWASUTYN: Would someone move for a motion -- what are the dates?

MR. MENNERICH: November 21, 2019 to May 21, 2020.

CHAIRMAN EWASUTYN: Would someone make a motion to grant that extension?

MR. GALLI: So moved.

MS. DeLUCA: Second.

CHAIRMAN EWASUTYN: Motion by Frank Galli. Second by Stephanie DeLuca. Roll call vote.

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Wishing everyone a joyful and happy Thanksgiving.

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Would someone make a motion to close
the Planning Board meeting of the 21st of
November?

MR. GALLI: So moved.

MR. WARD: Second.

CHAIRMAN EWASUTYN: Motion by Frank
Galli. Second by John Ward. Can I have 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.

(Time noted: 8:36 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 26th day of November 2019.

Michelle Conero

MICHELLE CONERO