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

----- X  
In the Matter of

SUMMIT LANE EXPANSION  
(2015-18)

Stewart Avenue  
Section 97; Block 1; Lots 47 & 48  
R-3 Zone

----- X

INITIAL APPEARANCE  
SITE PLAN

Date: August 20, 2015  
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  
DAVID DOMINICK  
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: JOSEPH SARCHINO

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

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SUMMIT LANE EXPANSION

CHAIRMAN EWASUTYN: Good evening, ladies and gentlemen. I'd like to welcome you to the Town of Newburgh Planning Board meeting of the 20th of August.

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

MR. GALLI: Aye.

CHAIRMAN EWASUTYN: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: With us this evening, I'll have our consultants introduce themselves.

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, Hauser & Edsall Consulting Engineers.

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

MR. WARD: Please stand to say the

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Pledge.

(Pledge of Allegiance.)

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

CHAIRMAN EWASUTYN: We have five items  
on the agenda this evening and two items of Board  
Business.

The first Planning Board matter we have  
is Summit Lane Expansion. It's located on  
Stewart Avenue in an R-3 Zone, it's the initial  
appearance for a site plan, and it's being  
represented by JMC Planning Engineers.

MR. SARCHINO: Joe Sarchino with JMC.  
I have tonight with my John Cappello, the  
attorney on the project; Michael Blum and Nick  
Minoia, the owners and applicant.

We can start off by at least  
familiarizing the Board with where the expansion  
is proposed. What I did is I put a graphic  
together that shows the red boundary for the  
existing Summit Lane project. So coming off of  
Stewart Avenue here, we have an entrance drive.  
That drive that comes in in a loop. The building  
is -- you know, we're placing it around the loop.

1  
2 As of today I understand the last building is  
3 being framed on site, so we're very happy with  
4 how the project has progressed. I think it looks  
5 -- I don't know if any of the Board Members have  
6 been there.

7 So the red parcel is 22.67 acres. The  
8 property that was purchased from the JCC is in a  
9 green boundary here and it totals 4.95 acres. It  
10 included a separate lot here that was a  
11 single-family residence, it was a barn, the main  
12 JCC building, and there was a playground here.  
13 The playground is for a nursery that was there.  
14 They also had an office use and a meeting  
15 facility for JCC. A landscape company rented out  
16 the barn and they upgraded their business.

17 So the proposal is to take the 4.95  
18 acres -- it's all in the R-3 Zone. This would  
19 yield 29.7 units.

20 The proposal -- you can see on this  
21 here -- is basically to take two of these units  
22 which are 14-unit buildings, actually the two  
23 larger ones are here, place them on the site in  
24 this location here, which equals 28 units, keep  
25 the existing single-family residence in this

1  
2 location of the property, so that's the 29th  
3 unit.

4 Access to the proposed two buildings,  
5 28 units, would be from the existing entry drive  
6 here. So everything would be internal. The road  
7 would come up and dead end. We're proposing a  
8 12-foot wide emergency drive in here just in case  
9 an emergency vehicle had to come all the way  
10 through.

11 The building and parking is the same  
12 configuration as what we have here.

13 The proposal is also to keep -- this is  
14 something that John may elaborate on as far as  
15 zoning goes -- to keep this existing JCC building  
16 and convert it into a storage facility for people  
17 that are residents at Summit Lane here. We would  
18 eliminate the playground.

19 One thing we were careful to do is  
20 there's a 50-foot -- 60-foot side yard setback  
21 here. We did keep 114 feet away from the closest  
22 residence on Benson here. We also kept the  
23 existing wooded area and supplemented whatever  
24 green plantings along that perimeter.

25 One thing that we also had done with

1  
2 the original Summit Lane project is put a fence  
3 along the border of the property here. That's  
4 something that these residents wanted. We  
5 continued that concept here. We do show a fence  
6 along this portion of the property here as well,  
7 figuring the public would most likely like to  
8 have that again.

9 Stormwater would be handled by a  
10 stormwater management basin in this area, and it  
11 would provide both stormwater quality and  
12 detention.

13 The landscape plan also called for  
14 screening toward the rear of the units here. The  
15 distance from the Stewart Avenue property line is  
16 221 feet. We're set quite a distance in.

17 Water and sewer would come from the  
18 existing lines that were installed for the Summit  
19 Lane project here. They would be extended into  
20 the entrance drive.

21 That's pretty much the proposed  
22 development plan.

23 CHAIRMAN EWASUTYN: How many two-  
24 bedroom, how many one-bedroom units?

25 MR. SARCHINO: It's the same

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SUMMIT LANE EXPANSION

architecture as what we had.

The number of bedrooms? There are -- let's see. The expansion -- actually we do -- I don't have the number, Mr. Chairman. I will get that.

MR. MINOIA: It's sixty percent two bedrooms, forty percent one.

CHAIRMAN EWASUTYN: Questions from Board Members. Frank Galli?

MR. GALLI: Where is the barn again?

MR. SARCHINO: The barn, that would be demolished.

MR. GALLI: The barn is going to be demolished?

MR. SARCHINO: Yes. So the barn is basically --

MR. GALLI: You're going to keep the house?

MR. SARCHINO: Yeah. It's basically right here. Yeah, we're going to keep the house.

MR. GALLI: That's going to be the storage?

MR. SARCHINO: That will be the storage facility just for on-site residents, not open to

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the public. That's something that we have to go to the Zoning Board for.

MR. GALLI: A change in use.

MR. SARCHINO: Yes.

MR. GALLI: Then the other house you're going to --

MR. SARCHINO: Just maintain it.

MR. GALLI: You said that's on a separate parcel?

MR. SARCHINO: It is a separate parcel but we're going to combine all the lots. Yes, it is a separate parcel right now.

MR. GALLI: You're going to keep that rented out?

MR. SARCHINO: Yes. That's what we're planning on doing. Right now it's .7 acres. Here's the parcel for that. It's 4.2 acres for the larger parcel. They were both owned by JCC at the time.

MR. MINOIA: Just one clarification.

CHAIRMAN EWASUTYN: For the record give your name.

MR. MINOIA: Nicholas Minoia, managing partner of the applicant, DRA Fidelco.



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The single-family house is not for self-storage. That's going to be rented out.

MR. GALLI: That's what I said. The bottom one is going to be a rental, the top is storage?

MR. MINOIA: Yes.

MR. GALLI: We just had some comments on the 12-foot road. Jerry and Pat will discuss about the fire.

MR. SARCHINO: Okay. The emergency drive?

MR. GALLI: Yes. That's all, John.

CHAIRMAN EWASUTYN: Dave Dominick?

MR. DOMINICK: We discussed this at workshop. Was there any type of playground that is now being eliminated?

MR. SARCHINO: Yes. There's a playground in this area here. I think that was for the nursery school that the JCC was operating. That would be eliminated.

MR. HINES: Tennis courts also?

MR. SARCHINO: There's a tennis court, and I believe they did take that out. There was a tennis court right here. Actually right here

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is an existing house.

MR. DOMINICK: Are those facilities going to be then in the main phase, the first phase, the tennis court facility, the playground?

MR. SARCHINO: No.

MR. DOMINICK: There's nothing at all?

MR. HINES: There's a clubhouse and a pool.

MR. SARCHINO: There's an on-site clubhouse here and a swimming pool. That will be used. It's a very nice facility.

MR. CAPPELLO: It will be offered to -- the 29 units will also be able to use those facilities.

CHAIRMAN EWASUTYN: John Ward?

MR. WARD: When you previously came I was the one talking about a gazebo at the end of the driveway with the children waiting for the bus and all. I don't see anything there.

MR. SARCHINO: There is.

MR. WARD: There is?

MR. SARCHINO: It's built. It's there. We built it.

MR. WARD: It's not on the plan.

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MR. SARCHINO: I didn't put it on here.

MR. WARD: That's why I'm asking.

MR. HINES: I think they want that shown, what's there, on this part of the plan.

MR. WARD: Thank you.

CHAIRMAN EWASUTYN: From what you have rented today, about how many of those tenants have children?

MR. MINOIA: We have 56 units that are up and completed, 48 of those are rented. I would say there's probably 6 families that have teenage children. There may be 2 that have under teenage age children. For the most part it's couples and some empty nesters to date --

CHAIRMAN EWASUTYN: Thank you.

MR. MINOIA: -- and some military.

CHAIRMAN EWASUTYN: Are you surprised by the success you're having?

MR. MINOIA: We're a little bit surprised by the amount of pent up demand. We've been very successful, knock on wood. The units have leased as fast as we've CO'd them with a pent up demand that has come without much marketing effort to date. So we're very pleased

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with the level of absorption to date.

CHAIRMAN EWASUTYN: Thank you.

Jerry Canfield, Code Compliance?

MR. CANFIELD: Just to dovetail into Pat's comments, there was a question about the emergency access road. The requirement is 20 feet in width. There's going to be a demo permit needed for that barn, to take that barn down.

We had some discussion at the work session with respect to the storage unit. I know previously we had some comment -- conversation with Mr. Cappello and counsel for the Town. It does need to go to the Zoning Board. At best we believe it should be for an interpretation as to that type use for the storage.

I should make mention at some point compliance with 185-25 of our Zoning Code. It specifically notes as far as common ownership to maintain throughout.

One other thing that the Board should take into consideration, and perhaps Joe, maybe you can explain, how you intend to comply with the buffer between the existing single-family residence and the project. There's a 30-foot

1  
2 requirement of buffering. I think the Board  
3 needs to make a determination of what's there, if  
4 that's acceptable, and/or what you propose to put  
5 there.

6 MR. SARCHINO: The single-family  
7 residence here?

8 MR. HINES: No. The neighbors.

9 MR. CANFIELD: The existing. There,  
10 yes.

11 MR. HINES: The code requires a buffer  
12 between multi-family and the residential zone  
13 next to it. There are significant trees there.  
14 We're probably looking for an analysis like we  
15 did with the Dodge dealership with the amount of  
16 trees. It looks like it gets light in the area  
17 depicted as a tennis court. If you could provide  
18 the Board with what's there, I think they can  
19 decide whether it needs to be augmented or  
20 whether it's adequate.

21 MR. SARCHINO: What we could do is the  
22 next time we're before the Board I can take some  
23 photos and we can show how these would be  
24 buffered here. Like I said, it's 114 feet right  
25 now and we are proposing additional evergreen

1  
2 plantings here along the existing buffer that  
3 exists there, the existing wooded buffer.

4 MR. GALLI: Plus the fence.

5 MR. SARCHINO: Plus the fence.

6 MR. CANFIELD: That's all that I have,  
7 John.

8 CHAIRMAN EWASUTYN: Pat Hines, Planning  
9 Consultant?

10 MR. HINES: Our first comment has to do  
11 with the Zoning Board of Appeals variances for  
12 the storage and the pre-existing nonconformity of  
13 the single-family residence with the front yard  
14 setback. The project loses that protection upon  
15 any change of use or change of the lot lines  
16 which is occurring here.

17 The emergency access road width both  
18 need to be 20 foot in width to comply with the  
19 fire code.

20 A City of Newburgh flow acceptance  
21 letter will be required for the additional flow  
22 from the 28 units.

23 I have provided -- I discussed the  
24 stormwater management plan and SWPPP with Joe  
25 Sarchino and identified some of my comments which

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I know they are going to address.

The hydrant is currently identified as connecting to a six-inch water main. There's most likely a requirement that that be approved by the Health Department. Since there is a hydrant, that that private water main expansion be approved by the Health Department. That will probably require a six-inch main.

MR. CANFIELD: Eight.

MR. HINES: Eight-inch. I'm sorry.

It's depicted as six.

We have a suggestion there on the water main, that the valve be relocated so the hydrant can be terminated without terminating flow to the northerly most building.

Also, as Jerry was discussing, the conversion of the existing building for storage. That building will most likely have to be sprinklered based on the code.

MR. CANFIELD: Yes.

MR. HINES: That's another consideration you're going to have to take a look at.

MR. CANFIELD: No. I'm sorry. That

1  
2 building is sprinklered currently. It may need  
3 to be modified to fit that commodity.

4 CHAIRMAN EWASUTYN: What is the square  
5 footage, does anyone know, of that building?

6 MR. MINOIA: I think 3,000 square feet.

7 CHAIRMAN EWASUTYN: That's a big  
8 building.

9 MR. CANFIELD: There's a system in the  
10 building already. It was a daycare at one time.

11 MR. SARCHINO: It seems a shame to  
12 demolish the building. I think it can be put to  
13 good use if we can get the approval from Zoning.

14 CHAIRMAN EWASUTYN: John Cappello, do  
15 you want to speak to us on those issues?

16 MR. CAPPELLO: Yes. What we're seeking  
17 to do here -- right now the lot that will be  
18 combined is used for the JCC -- was used for the  
19 JCC school, the nursery school and recreation  
20 area, and a barn where there is an existing  
21 landscaping business and storage that is not  
22 conforming. So that exists as a nonconforming  
23 use. What we plan to do is make this part of  
24 this, which is a conforming use, and have  
25 accessory to the use storage units, storage



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2 space, but that storage space will be solely for  
3 the use of the occupants of the development. It  
4 won't be a storage facility, it will be a place  
5 where the tenants can have a little place where  
6 they can keep their bikes or put their grill in  
7 the winter when they're not using it rather than  
8 leaving, you know, stuff outside. It would help  
9 to make it a more attractive development. I  
10 believe it also will be an attractive amenity to  
11 entice people to come to this development where  
12 they get a little extra storage space.

13           At the end of the day where you now  
14 have a conforming use with nonconforming storage  
15 and retail and commercial storage, you will have  
16 a conforming use with an accessory storage,  
17 whether it's a change in the nonconforming use  
18 which would require a special permit from the ZBA  
19 to show that it's no more nonconforming than it  
20 is now or an interpretation that this is a common  
21 accessory use to the overall development, i.e.  
22 kind of like a communal garage space. I mean  
23 although there won't be cars parked there. I  
24 know my single-family garage at my house has  
25 never had a car parked in it. There's quite a

1 lot of people who use their garages for storage.  
2 This is what it will essentially be. We hope the  
3 ZBA will understand that and grant us either the  
4 special permit or an interpretation that this is  
5 a common accessory use to the facility.  
6

7 As for the existing structure,  
8 understand you'll have to make a decision as to,  
9 you know, whether we do need an area variance  
10 while -- I guess the procedure in Newburgh is  
11 that it would lose it's nonconformity. We're  
12 really not making it any more nonconforming.

13 MR. DONNELLY: The way the code reads  
14 is it must make it less nonconforming or the  
15 protection is lost. Perhaps something might be  
16 amended there to make it easier.

17 Let me understand this better. There  
18 are currently two residential type structures and  
19 two barns?

20 MR. CAPPELLO: No. One barn.

21 MR. DONNELLY: I thought there was  
22 another barn to be demolished.

23 MR. CAPPELLO: Yes, the barn is going  
24 to be demolished. The single-family structure  
25 we'll retain, and then the building that the

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recreation and daycare --

MR. DONNELLY: That used to be a residence or no?

MR. CAPPELLO: No, that wasn't a residence. It may have been before the JCC owned it.

MR. DONNELLY: The single-family home is conforming. That's going to stay but it needs a referral for the front yard setback?

MR. CAPPELLO: Exactly.

MR. DONNELLY: The building that was previously used as a daycare center was nonconforming when that operated?

MR. CAPPELLO: I'm not sure if it was nonconforming or not, but that's the one that will be converted to accessory storage. The building that was nonconforming, the barn, we will relocate, in essence, that storage use to the JCC building and demolish the barn.

MR. DONNELLY: For the daycare center building it's a referral for an interpretation as to whether or not it's customarily incidental to the multi-family use?

MR. CAPPELLO: Yeah. And/or a special

1  
2 permit from the ZBA.

3 MR. DONNELLY: That's only granted if  
4 it was nonconforming before, and you told me you  
5 didn't know.

6 MR. CAPPELLO: We're hoping that -- I  
7 mean the possibility that the nonconformity will  
8 be reduced by removing the barn and placing the  
9 storage --

10 MR. DONNELLY: If it was nonconforming  
11 before, you can't convert from one nonconforming  
12 to another.

13 MR. CAPPELLO: Looking at the totality  
14 of uses I guess.

15 MR. DONNELLY: You're trying to lump  
16 the two buildings together.

17 MR. CAPPELLO: Yes.

18 MR. DONNELLY: I have to write the  
19 letter so I have to understand.

20 MR. CAPPELLO: I mean it would be much  
21 easier for an interpretation.

22 MR. DONNELLY: Certainly we can. In  
23 the alternative -- we can always say in the  
24 alternative for a use variance. I just want to  
25 understand what it is that the Board is being

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asked to do.

MR. CAPPELLO: I mean I can draft a letter explaining the position.

MR. DONNELLY: I know you had earlier correspondence. I came in on the tail end of some of it. Your claim is that the two outbuildings, not the single-family home, have been used in the past for nonconforming uses perhaps.

MR. CANFIELD: Excuse me. Not totally. The daycare occupancy -- this is an R-3 Zone, it was a permitted use.

MR. DONNELLY: That's where I started. I don't know how we can refer that -- well, you can make any application you want. I don't think we should be referring the conversion from nonconforming to nonconforming because there's no statutory authorization for that. You can make that application yourself. The noncompliance of the single-family home with the front yard setback under the Town Law provision would allow us to send it to the Zoning Board. So I guess maybe that's the only piece the Planning Board should send, and you should make an independent

1  
2 application for an interpretation and/or for a  
3 conversion of at least one of those buildings, if  
4 not both, on your theory from one nonconforming  
5 use to another.

6 MR. CAPPELLO: We can do that. I was  
7 anticipating making one application asking for  
8 the relief.

9 MR. DONNELLY: You can. We would send  
10 it as a letter is my recommendation to the Board.  
11 The only part that would be -- the normal  
12 referral statute doesn't really read that way. It  
13 would be the need for the area variance for the  
14 existing single-family home from the front yard  
15 setback provision. You would include that in  
16 your total application for the front yard  
17 setback, for the interpretation and/or the  
18 conversion from one nonconforming use to the  
19 other. I would note in the letter you will be  
20 making other applications to the Zoning Board for  
21 relief. The conversion from a nonconforming --  
22 from one to another isn't a variance and isn't  
23 really even a special permit the way it reads,  
24 it's just subject to approval by the Zoning  
25 Board. It seems like it's in the nature of a

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special permit but it's not called that.

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CHAIRMAN EWASUTYN: Questions or  
comments from others?

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MR. CANFIELD: I'm sorry, John. Just  
one thing.

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Mike, I think -- I understand what  
you're saying, that the Planning Board can not do  
the referral for the interpretation. It may be  
better served then if the applicant applies for a  
permit and I disapprove it, and then perhaps  
disapproval and the referral can show up on the  
same agenda.

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MR. DONNELLY: Okay.

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MR. CAPPELLO: Okay.

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MR. CANFIELD: I think we've done it  
that way in the past where the applicant has made  
application to the building department and we've  
disapproved it and sent it that way.

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MR. CAPPELLO: That's fine. That would  
be --

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MR. DONNELLY: Or even if they didn't  
specifically apply for a building permit, they  
did ask for a ruling as to whether it was  
permitted. I think Mark's memo could be

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1  
2 converted into a letter for your signature. How  
3 ever you work it out.

4 MR. CANFIELD: We've tried that letter  
5 for interpretation and the Zoning Board has taken  
6 the position that that's not an acceptable means.

7 MR. DONNELLY: Okay.

8 MR. CANFIELD: We've reverted to  
9 putting everything on a building permit  
10 application. It gives us a little more  
11 flexibility that way.

12 MR. DONNELLY: All right.

13 CHAIRMAN EWASUTYN: Let's drop back to  
14 the referral letter to the ZBA prepared by Mike  
15 Donnelly on behalf of the Planning Board. For  
16 the record let's clarify that now.

17 MR. DONNELLY: It will be for a front  
18 yard setback area variance due to the loss of the  
19 noncomplying building protection by virtue of the  
20 change of use on site and the lot line  
21 reconfiguration.

22 CHAIRMAN EWASUTYN: I'll move for a  
23 motion from the Board to have Mike Donnelly  
24 prepare that referral letter for a front yard  
25 setback to the ZBA for the Summit Lane Expansion.



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MR. GALLI: So moved.

MR. WARD: Second.

CHAIRMAN EWASUTYN: I have a motion by Frank Galli. I have a second by -- was that John Ward?

MR. WARD: Yes.

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

MR. GALLI: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Myself yes. So carried.

At this point in the process, Mike, we'll declare our intent for lead agency, we'll circulate to the Orange County Planning Department?

MR. DONNELLY: That would make sense.

MR. HINES: Yes.

CHAIRMAN EWASUTYN: I'll move for a motion from the Board to declare our intent for lead agency and circulate to the Orange County Planning Department.

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MR. GALLI: So moved.

MR. DOMINICK: Second.

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

MR. GALLI: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye myself. So carried.

I'm not sure if I had JMC give you extra copies. I can give you my copy. I think I did. I'm not sure, though.

Do you need an extra copy, Pat?

MR. HINES: I saw in their letter that I got two but I only have one.

CHAIRMAN EWASUTYN: You can have mine.

Is there anything else?

MR. CAPPELLO: I think that's it.

Thank you very much. See you soon.

(Time noted: 7:23 p.m.)

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7 I, Michelle Conero, a Shorthand  
8 Reporter and Notary Public within and for  
9 the State of New York, do hereby certify  
10 that I recorded stenographically the  
11 proceedings herein at the time and place  
12 noted in the heading hereof, and that the  
13 foregoing is an accurate and complete  
14 transcript of same to the best of my  
15 knowledge and belief.  
16  
17  
18

19 Michelle Conero  
20  
21  
22

23 DATED: September 11, 2015  
24  
25



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS D.P.C.

MARK J. EDSALL, P.E., P.P. (NY, NJ & PA)  
MICHAEL W. WEEKS, P.E. (NY, NJ & PA)  
MICHAEL J. LAMOREAUX, P.E. (NY, NJ, PA, VT & VA)  
MATTHEW J. SICKLER, P.E. (NY & PA)  
PATRICK J. HINES

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Principal Emeritus:  
RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY, NJ & PA)

**TOWN OF NEWBURGH  
PLANNING BOARD  
TECHNICAL REVIEW COMMENTS**

**PROJECT: SUMMIT LANE EXPANSION**  
**PROJECT NO.: 15-18**  
**PROJECT LOCATION: SECTION 97, BLOCK 1, LOTS 47 & 48**  
**REVIEW DATE: AUGUST 2015**  
**MEETING DATE: 20 AUGUST 2015**  
**PROJECT REPRESENTATIVE: JMC CONSULTING**

1. Referral to the Zoning Board of Appeals for the existing single family residence is required. Front yard setback is not met. In addition, the Applicants are requesting a referral to utilize the existing structure on the site as a storage facility for residents of the project which will also require a use variance.
2. Emergency access roads are depicted on the site less than 20 foot width. This should be evaluated by Gerry Canfield's office.
3. A City of Newburgh Flow Acceptance letter is required for the additional flow from the project.
4. A Storm Water Management Report and SWPPP have been submitted and is under review by this office.
5. Referral to Orange County Planning is required.
6. Grading for new access drive appears to show curbing. Exact location of all curbing on site should be depicted. Layout plan appears to show curbing throughout the site.
7. Water flow and pressure calculations should be provided to identify the adequacy of the 6 inch water main proposed. Health Department review of the water main extension may be required.
8. Suggest modifying Water Main Plan to locate valve for hydrant on opposite side of 4 inch water connection for the northerly most building as currently layout would require terminating water supply to the building to address any issues with the hydrant.

Respectfully submitted,

**McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.**

\_\_\_\_\_  
Patrick J. Hines  
Principal

**Project Narrative**  
**Summit Lane at Newburgh Expansion**

The Summit Lane at Newburgh Expansion is located on a  $\pm 4.95$  acre site on the east side of Stewart Avenue, adjoining the existing 160 unit Summit Lane at Newburgh rental community.

The expansion will consist of the development of two buildings, each containing eight two bedroom and six one bedroom apartments for a total of twenty-eight rental units. There is an existing single family home that will be the twenty-ninth rental unit.

The expansion will also include the demolition of an existing barn structure that was most recently leased by a landscaping business and used for storage, and the adaptive reuse of the Newburgh Jewish Community Center (JCC) community meeting rooms. The applicant intends to convert the JCC community building to provide opportunities for tenants of the rental community to rent additional space for personal storage needs and the existing barn/storage building will be demolished. The applicant has been directed by the Code Enforcement Officer to pursue a special permit from the Zoning Board of Appeals to convert the existing nonconforming use (JCC community building and storage barn) to a more conforming personal storage use in the JCC community building limited solely for use of occupants of the rental community.

The property consists of two parcels formerly owned by the Newburgh Jewish Community Center, Inc. These two parcels totaling 4.95 acres were recently purchased with the intent to consolidate with the existing 26.67 acre parcel containing the 160 unit Summit Lane development. The resulting rental community will therefore be 189 units on  $\pm 31.66$  acres.

The expansion will utilize the same access road as the existing development and tenants of the expansion will also share the amenities constructed for the Summit Lane expansion. The expansion will connect into the same water and sewer lines servicing the existing community. Additional stormwater detention facilities will be constructed to handle the stormwater from the new buildings.

# SITE PLAN APPROVAL DRAWINGS FOR SUMMIT LANE AT NEWBURGH EXPANSION STEWART AVENUE TOWN OF NEWBURGH, NEW YORK

**OWNER / APPLICANT:**  
DRA FIDELCO NEWBURGH, LLC  
47 RIVER ROAD  
SUMMIT, NJ 07901

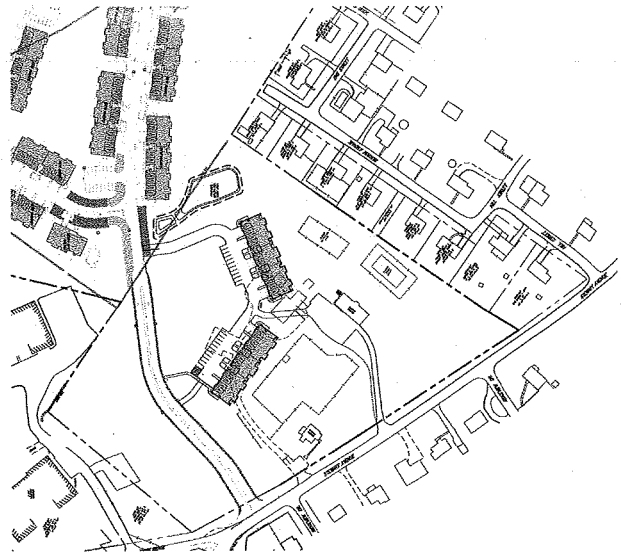
**ATTORNEY:**  
JACOBOWITZ AND GUBITS, LLP  
158 ORANGE AVENUE  
WALDEN, NY 12586  
TEL: (845) 778-2121

**SITE PLANNER, CIVIL & TRAFFIC  
ENGINEER & LANDSCAPE ARCHITECTS:**  
**JMC**  
120 BEDFORD ROAD  
ARMONK, NEW YORK 10504  
(914) 273-5225

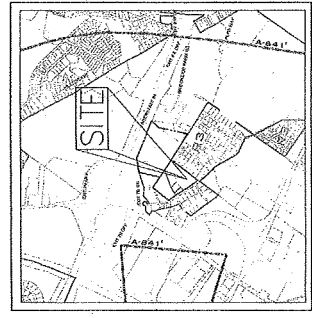
**ARCHITECT:**  
THOMAS J. BRENNAN, ARCHITECTS  
4011 PLAN PARKWAY - SUITE 100  
PLANO, TEXAS  
TEL: (972) 867-3948

**SURVEYOR:**  
INFINGY SURVEYING PLLC  
11 HERBERT DRIVE  
LATHAM, NEW YORK 12110  
TEL: (518) 690-0730

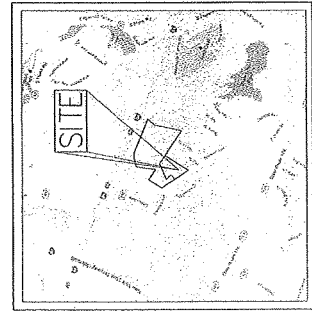
- JMC DRAWINGS:**
- SP-1 COVER SHEET
  - SP-1A OVERALL SITE EXPANSION PLAN
  - SP-2 EXISTING CONDITIONS PLAN
  - SP-3 LAYOUT PLAN
  - SP-4 GRADING PLAN
  - SP-5 UTILITIES PLAN
  - SP-6 EROSION & SEDIMENT CONTROL PLAN
  - SP-7 LANDSCAPING PLAN
  - SP-8 LIGHTING PLAN
  - SP-9 UTILITY PROFILES
  - SP-10 CONSTRUCTION DETAILS
  - SP-11 CONSTRUCTION DETAILS
  - SP-12 CONSTRUCTION DETAILS
  - SP-13 CONSTRUCTION DETAILS



**AREA MAP**  
SCALE: 1" = 100'



**ZONING DISTRICT MAP**  
N.T.S.



**VICINITY MAP**  
SCALE: 1" = 600'

TABLE OF LAND USE		
EXISTING ZONING	PROPOSED ZONING	APPROVED
LOT AREA (SQ FT)	100 AC (43,560 SQ FT)	31,871 AC (1,385,545 SQ FT)
LOT AREA (AC)	2.30	311.42
LOT DEPTH (FT)	500	428
LOT WIDTH (FT)	500	1,424
ROAD WIDE (FT)	50	645
ROAD WIDE (FT)	50	221
3,000 WIDE (FT)	50	50 / 100 / 100
MINIMUM FRONT SETBACK (FT)	50	50
MINIMUM SIDE SETBACK (FT)	50	50
MINIMUM REAR SETBACK (FT)	50	50
MINIMUM FRONT SETBACK (FT)	75	75
MINIMUM SIDE SETBACK (FT)	75	75
MINIMUM REAR SETBACK (FT)	75	75
MINIMUM FRONT SETBACK (FT)	100	100
MINIMUM SIDE SETBACK (FT)	100	100
MINIMUM REAR SETBACK (FT)	100	100
MINIMUM FRONT SETBACK (FT)	100	100
MINIMUM SIDE SETBACK (FT)	100	100
MINIMUM REAR SETBACK (FT)	100	100
TOTAL PARKING	200	300
TOTAL PARKING	200	300

- NOTES:**
- (1) THE SHOWN USE IS SUBJECT TO ALL APPLICABLE ZONING REGULATIONS AND ORDINANCES. THE PROPOSED USE IS SUBJECT TO ALL APPLICABLE ZONING REGULATIONS AND ORDINANCES. THE PROPOSED USE IS SUBJECT TO ALL APPLICABLE ZONING REGULATIONS AND ORDINANCES.
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  - (10) THE PROPOSED USE IS SUBJECT TO ALL APPLICABLE ZONING REGULATIONS AND ORDINANCES. THE PROPOSED USE IS SUBJECT TO ALL APPLICABLE ZONING REGULATIONS AND ORDINANCES.

**SP-1**

DATE: 10/15/2024  
DRAWN BY: JMC  
CHECKED BY: JMC  
SCALE: N.T.S.





EXISTING CONDITIONS PLAN  
SUMMIT LANE AT NEWBURGH EXPANSION  
SERVANT ADVISOR  
10000 N. STATE STREET, SUITE 100  
NEWBURGH, NY 10993



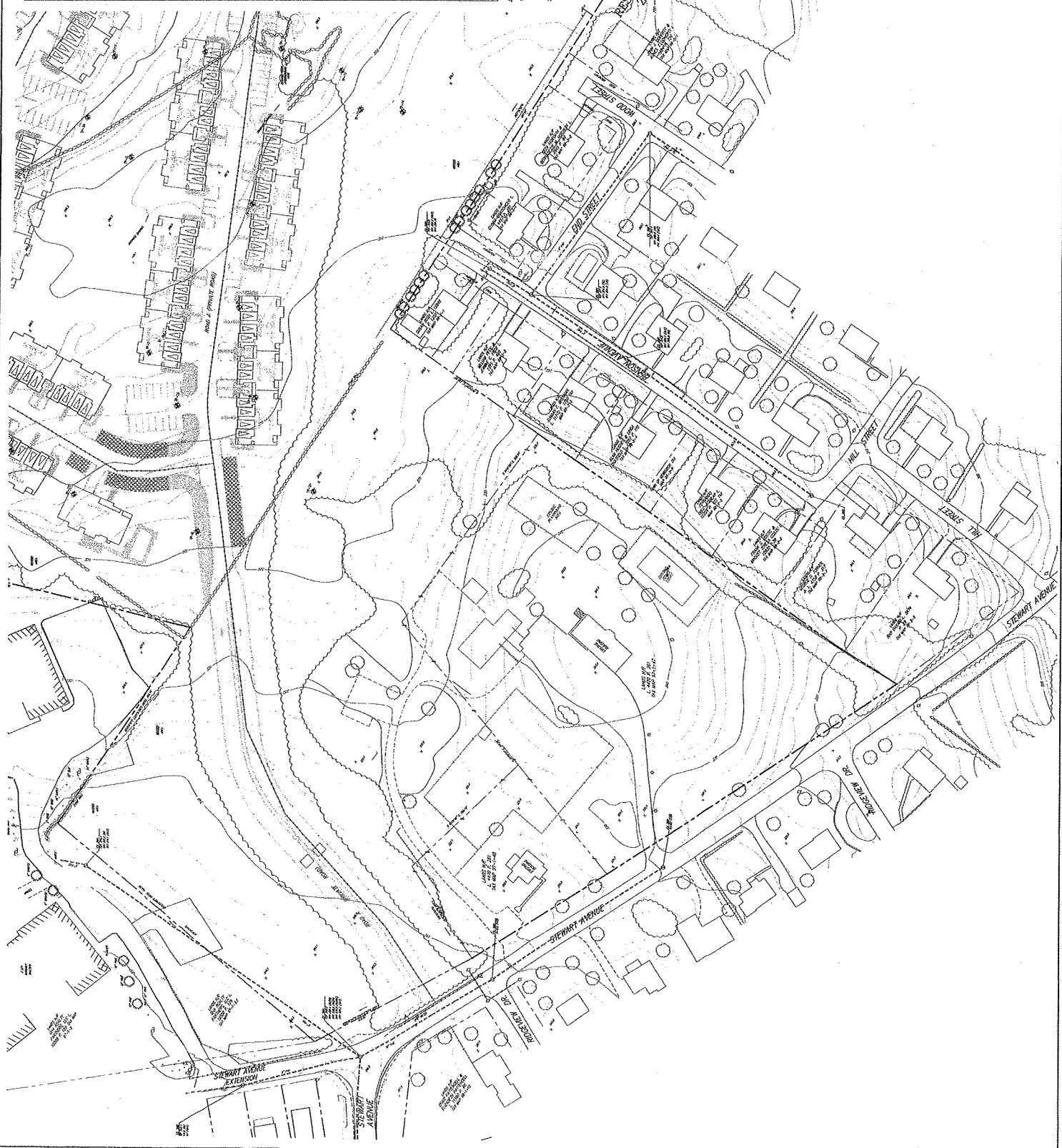
JMC PROFESSIONAL ENGINEERING LIMITED LIABILITY CORPORATION  
10000 N. STATE STREET, SUITE 100  
NEWBURGH, NY 10993  
TEL: 845.524.1234 FAX: 845.524.1235  
www.jmcinc.com

DRA FIDELCO NEWBURGH, LLC  
42 PEEK ROAD  
SMITHS TOWN, NY 10989  
THOMAS J. BRENNAN, ARCHITECTS  
401 PLAIN PLAZA SUITE 100  
NEWBURGH, NY 10993

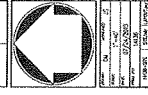
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LEGEND	
	EXISTING PROPERTY LINE
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	PROPOSED EASEMENT LINE
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	PROPOSED RIGHT OF WAY
	EXISTING BUILDING FOOTPRINT
	PROPOSED BUILDING FOOTPRINT
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	PROPOSED FOUNDATION
	EXISTING WALL
	PROPOSED WALL
	EXISTING WINDOW
	PROPOSED WINDOW
	EXISTING DOOR
	PROPOSED DOOR
	EXISTING STAIRCASE
	PROPOSED STAIRCASE
	EXISTING ELEVATOR
	PROPOSED ELEVATOR
	EXISTING MECHANICAL
	PROPOSED MECHANICAL
	EXISTING ELECTRICAL
	PROPOSED ELECTRICAL
	EXISTING GAS
	PROPOSED GAS
	EXISTING WATER
	PROPOSED WATER
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN
	EXISTING LANDSCAPING
	PROPOSED LANDSCAPING
	EXISTING TREE
	PROPOSED TREE
	EXISTING TREE TO BE REMOVED
	PROPOSED TREE TO BE PLANTED
	EXISTING FENCING
	PROPOSED FENCING
	EXISTING PARKING
	PROPOSED PARKING
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING WALKWAY
	PROPOSED WALKWAY
	EXISTING BICYCLE LANE
	PROPOSED BICYCLE LANE
	EXISTING STREET LIGHT
	PROPOSED STREET LIGHT
	EXISTING TRAFFIC SIGNAL
	PROPOSED TRAFFIC SIGNAL
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	EXISTING MANHOLE
	PROPOSED MANHOLE
	EXISTING CATCH BASIN
	PROPOSED CATCH BASIN
	EXISTING VALVE
	PROPOSED VALVE
	EXISTING METER
	PROPOSED METER
	EXISTING TRANSFORMER
	PROPOSED TRANSFORMER
	EXISTING POLE
	PROPOSED POLE
	EXISTING SIGN
	PROPOSED SIGN
	EXISTING UTILITY TUNNEL
	PROPOSED UTILITY TUNNEL
	EXISTING STORMWATER MANAGEMENT STRUCTURE
	PROPOSED STORMWATER MANAGEMENT STRUCTURE
	EXISTING RETENTION WALL
	PROPOSED RETENTION WALL
	EXISTING SLOPE
	PROPOSED SLOPE
	EXISTING ELEVATION
	PROPOSED ELEVATION
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NOTES:  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
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10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.







SUMMIT LANE AT NEWBURGH EXPANSION  
LAYOUT PLAN

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Fax: 845.532.1101

NO.	DATE	REVISION
01		ISSUED FOR PERMIT
02		REVISED PER CITY COMMENTS
03		REVISED PER CITY COMMENTS
04		REVISED PER CITY COMMENTS
05		REVISED PER CITY COMMENTS
06		REVISED PER CITY COMMENTS
07		REVISED PER CITY COMMENTS

**SIGN TABLE**

NO.	DESCRIPTION	NOTES
1	STREET NAME SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
2	STOP SIGN	18" x 18" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
3	YIELD SIGN	18" x 18" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
4	NO PARKING SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
5	NO LEFT TURN SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
6	NO RIGHT TURN SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
7	NO U-TURN SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
8	NO THROUGH TRUCKS SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
9	NO TRUCKS OVER 10,000 LBS SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
10	NO TRUCKS OVER 8 FEET SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
11	NO TRUCKS OVER 7 FEET SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
12	NO TRUCKS OVER 6 FEET SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
13	NO TRUCKS OVER 5 FEET SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
14	NO TRUCKS OVER 4 FEET SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
15	NO TRUCKS OVER 3 FEET SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
16	NO TRUCKS OVER 2 FEET SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS
17	NO TRUCKS OVER 1 FEET SIGN	18" x 24" x 1/2" ALUMINUM SIGN WITH 1/2" THICK LETTERS

**NOTES:**

- ALL SIGN PLACEMENTS ARE TO BE IN ACCORDANCE WITH THE NEW YORK STATE VEHICLE AND TRAFFIC LAW, SECTION 213.
- ALL SIGN PLACEMENTS ARE TO BE IN ACCORDANCE WITH THE NEW YORK STATE VEHICLE AND TRAFFIC LAW, SECTION 214.
- ALL SIGN PLACEMENTS ARE TO BE IN ACCORDANCE WITH THE NEW YORK STATE VEHICLE AND TRAFFIC LAW, SECTION 215.
- ALL SIGN PLACEMENTS ARE TO BE IN ACCORDANCE WITH THE NEW YORK STATE VEHICLE AND TRAFFIC LAW, SECTION 216.
- ALL SIGN PLACEMENTS ARE TO BE IN ACCORDANCE WITH THE NEW YORK STATE VEHICLE AND TRAFFIC LAW, SECTION 217.
- ALL SIGN PLACEMENTS ARE TO BE IN ACCORDANCE WITH THE NEW YORK STATE VEHICLE AND TRAFFIC LAW, SECTION 218.
- ALL SIGN PLACEMENTS ARE TO BE IN ACCORDANCE WITH THE NEW YORK STATE VEHICLE AND TRAFFIC LAW, SECTION 219.
- ALL SIGN PLACEMENTS ARE TO BE IN ACCORDANCE WITH THE NEW YORK STATE VEHICLE AND TRAFFIC LAW, SECTION 220.

**LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING BUILDING LINE
	PROPOSED BUILDING LINE
	EXISTING SIDEWALK
	PROPOSED SIDEWALK
	EXISTING STREET WALL
	PROPOSED STREET WALL
	EXISTING FENCE
	PROPOSED FENCE
	EXISTING TREE
	PROPOSED TREE
	EXISTING UTILITY LINE
	PROPOSED UTILITY LINE
	EXISTING ROAD
	PROPOSED ROAD
	EXISTING STRUCTURE
	PROPOSED STRUCTURE

