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

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In the Matter of

MATRIX/DIBRIZZI
(2015-20)

Route 17K
Section 95; Block 1; Lots 4.12, 54.1, 69.25 & 49.12
IB Zone

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LOT LINE CHANGE

Date: September 3, 2015
Time: 7:08 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

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

ALSO PRESENT: MICHAEL H. DONNELLY, ESQ.
MARK EDSALL
GERALD CANFIELD
KENNETH WERSTED

APPLICANT'S REPRESENTATIVE: KEN GRIFFIN

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

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2 CHAIRMAN EWASUTYN: The second item on
3 the agenda this evening is Matrix/Dibrizzi, lot
4 line change. It's located at Route 17K in an IB
5 Zone and being represented by Langan Engineering.

6 Your name is Mr. Murphy?

7 MR. GRIFFIN: Griffin. We're back for
8 the second meeting as requested.

9 Chuck Utschig from Langan is here to
10 answer any questions on the plans.

11 MR. UTSCHIG: The last time we were
12 here, Mr. Chairman, we had some minor comments
13 from your engineering consultant and there was a
14 mailing required. We performed the mailing in
15 the required timeframe and we have adjusted our
16 plan to deal with really fairly minor comments
17 from Pat Hines relative to the proposed lot line
18 change.

19 CHAIRMAN EWASUTYN: Mark Edsall, would
20 you go through the review letter we have?

21 MR. EDSALL: It's rather short because,
22 as is noted in comment 3, all the prior review
23 comments have been addressed.

24 Pat notices the mailing issue has been
25 resolved for tonight's mailing.

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Last but not least, he makes reference to the classification under SEQRA as a Type 2 action, which Mike will follow up on.

It's complete from an engineering standpoint.

CHAIRMAN EWASUTYN: Jerry Canfield, any comments?

MR. CANFIELD: I have nothing at this time.

CHAIRMAN EWASUTYN: Board Members?

MR. WARD: Nothing.

MR. DOMINICK: Nothing.

CHAIRMAN EWASUTYN: Mike Donnelly, would you take the lead on this, please?

MR. DONNELLY: Yes. This is a lot line change under the Town of Newburgh Code. By definition it is not a subdivision. It is a Type 2 action under the Town of Newburgh Code, therefore it is not subject to SEQRA. Because it's not a subdivision it does not require a referral to the Orange County Planning Department. The resolution will be our standard one.

We have contacted the City of Newburgh

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MATRIX/DIBRIZZI

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and expressed concerns about the ultimate drainage on the site when a project application is made. We've responded that we will certainly hear from them then. I've notified the County Planning Department as well of that fact. The applicant has seen a copy of the resolution.

The standard conditions are the addition of a map note that indicates to the best available knowledge there are no encroaching utilities. The applicant has to submit a reproducible mylar, one copy, of the lot line change plat. A map must be filed at the Orange County Real Property division. We need to see the correspondence sending that. We want to be copied on the deeds being sent to the clerk. Ultimately we'd like to get a copy of the deeds after they are recorded.

CHAIRMAN EWASUTYN: Any questions or comments on the outline presented in the resolution by Mike Donnelly?

(No response.)

CHAIRMAN EWASUTYN: Then I'll move for a motion to approve the lot line change subject to the conditions stated in the resolution by

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MATRIX/DIBRIZZI

Planning Board Attorney Mike Donnelly.

MR. WARD: So moved.

CHAIRMAN EWASUTYN: I have a motion by
John Ward.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: Second by Ken
Mennerich. I'll ask for a roll call vote
starting with Cliff Browne.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye. Motion
carried.

Thank you.

MR. UTSCHIG: Thank you, Mr. Chairman,
Members of the Board.

(Time noted: 7:12 p.m.)

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

I, Michelle Conero, a Shorthand Reporter and Notary Public within and for the State of New York, do hereby certify that I recorded stenographically the proceedings herein at the time and place noted in the heading hereof, and that the foregoing is an accurate and complete transcript of same to the best of my knowledge and belief.

Michelle Conero

DATED: September 22, 2015