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

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In the Matter of

PET HOTEL & DAYCARE
(2012-19)

West side of Route 9W
Section 9; Block 3; Lot 22.22
B Zone

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SITE PLAN
LOT LINE CHANGE

Date: April 6, 2017
Time: 7:53 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
STEPHANIE DELUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: THOMAS DePUY

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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 last item of
3 business this evening we have is the Pet
4 Hotel and Day Care Center. It's a site plan
5 and lot line change located on Route 9W in a
6 B Zone. It's being represented by Tom DePuy.

7 MR. DePUY: We resubmitted and cleaned
8 up a lot of items we had last time.

9 First of all, we'll be in front of the
10 ZBA on August 27th. That's for the front yard
11 setback.

12 I think we cleaned up a lot of the
13 issues.

14 MR. GALLI: August?

15 MR. HINES: April.

16 MR. DePUY: April 27th. We have Dan
17 Rusk working on the documents for the shared
18 parking agreement and the sharing of the septic
19 system.

20 Basically we are -- after that we'll be
21 ready. We want to resubmit and come in for the
22 ARB approval.

23 We'll also be finalizing our SWPPP,
24 Pat, so we can get that straightened out.

25 I guess the issue I've got is I'm

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thinking about heading into the DOT if that's okay with the Board. I don't really have any other changes here with respect to --

MR. HINES: I would encourage that at this point.

MR. DePUY: I'm also going to head off to DEC for the sand filter.

We just want to go over if you saw any other issues and then we'll resubmit a complete package with the architecture. We'll have the SWPPP in place by then, too. We'll have gone into the two agencies.

CHAIRMAN EWASUTYN: Anything else you want to bring up at this point, Pat?

MR. HINES: I have a couple. The gravel parking area, it's a DOT issue. They'll resolve that moving through there.

The shared septic you mentioned.

The landscape plan has been submitted for the Board's review.

The outside agency approvals are still there.

Some clean up on the bulk table.

The SWPPP, it looks like you're at or

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over that acre number.

MR. DePUY: We drifted over the acre. We can't get underneath it. We'll have to do a full SWPPP. We're going to implement some green infrastructure and meet the criteria. We'll do a formal report and everything.

CHAIRMAN EWASUTYN: I may have overlooked it. You noted two River Birches. I'm following the symbols and I could only find one symbol for River Birch. I didn't know if you were clumping both of them in the same area. I may have missed something.

Comments from Board Members?

MR. GALLI: No additional.

MS. DeLUCA: No.

MR. DOMINICK: No.

MR. WARD: No.

CHAIRMAN EWASUTYN: Okay.

MR. HINES: Did we mention architectural review?

MR. DONNELLY: He's coming back for ARB. He's not ready for ARB yet.

MR. DePUY: SEQRA I think he said.

MR. DONNELLY: We did a notice of

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intent.

MR. HINES: The notice of intent went out. At this point the Board is in a position to issue a negative dec. We don't have any indication of any significant environmental impacts so we could recommend that negative declaration.

CHAIRMAN EWASUTYN: Questions or comments from Board Members?

MR. GALLI: No.

MR. HINES: They need that to get to the outside agencies anyway.

MR. DePUY: Yeah.

CHAIRMAN EWASUTYN: Okay. Having heard the recommendations of Pat Hines, our Planning and Drainage Consultant, I'll move for a motion to declare a negative declaration for the Pet Hotel and Day Care Center in a B Zone, being represented by Tom DePuy Engineering.

MR. GALLI: So moved.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: Motion by Frank Galli. Second by Ken Mennerich. Any discussion of the motion?

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(No response.)

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

MR. GALLI: Aye.

MS. DeLUCA: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

MR. DePUY: Thank you. And with respect to the ARB, we'll submit architectural plans and everything with our next submittal.

CHAIRMAN EWASUTYN: Make sure that the ARB form is complete also.

MR. DePUY: Okay.

CHAIRMAN EWASUTYN: Thank you.

MR. HINES: The public hearing, we haven't discussed that.

CHAIRMAN EWASUTYN: Let's poll the Board Members. Would the Board want to hold a public hearing on the Pet Hotel and Day Care Center?

MR. GALLI: No.

MS. DeLUCA: No.

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MR. MENNERICH: No.

MR. DOMINICK: No.

MR. WARD: No.

CHAIRMAN EWASUTYN: Let the record show that the Planning Board waived the public hearing on the Pet Hotel and Day Care Center. I believe you'll be having one with the ZBA.

MR. DePUY: Yes.

CHAIRMAN EWASUTYN: Thank you.

MR. DePUY: Thank you.

CHAIRMAN EWASUTYN: If there's any questions or comments from the public as far as any mitigation measure that evening and you do incorporate that into your revised site plan, would you bring it to the attention of the Planning Board?

MR. DePUY: Okay. Yup.

CHAIRMAN EWASUTYN: Thank you.

(Time noted: 7:59 p.m.)

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

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

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

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

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IN WITNESS WHEREOF, I have hereunto
set my hand this 24th day of April 2017.

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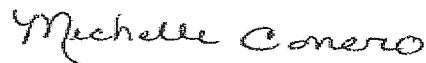
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MICHELLE CONERO