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

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In the Matter of

SERIOTA SITE PLAN
(2015-28)

NYS Route 17K
Section 94; Block 1; Lot 61
IB Zone

----- X

AMENDED SITE PLAN

Date: December 17, 2015
Time: 7:55 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

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

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

APPLICANT'S REPRESENTATIVE: ROSS WINGLOVITZ

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

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CHAIRMAN EWASUTYN: The final item this evening is Seriota, is it pronounced? It's an amended site plan located on Route 17K. It's in an IB Zone. It's being represented by Ross Winglovitz of Engineering Properties.

MR. WINGLOVITZ: Good evening. We were here in front of you last month regarding the Seriota Site Plan for reuse of the existing building on Cochection Avenue and 17K.

We resubmitted the plans on the 7th. I know there was a timeframe for our referral. I don't know if that's lapsed from when the referral was made.

We responded to the comments by adding the curbing to the road. We have added a portion of the stonewall. My client was very sensitive to the cost he's incurring with the project, paving the driveway, the significant landscaping plan, the potential for a sprinkler system. So I tried to get him to run the stonewall along the whole front of the building -- the whole frontage of the property but he was hesitant to do that because of the cost. We provided a stonewall on

1
2 either corner of the berm. That's going to be
3 basically screening of the building from the
4 road.

5 Other than that, I don't think there
6 was anything significant. Some clean-up as far
7 as map notes and grading of the berm.

8 We're here to answer any questions you
9 may have.

10 CHAIRMAN EWASUTYN: I'll start with
11 Board Members. Ken Mennerich?

12 MR. MENNERICH: I have no questions.

13 MR. DOMINICK: No questions.

14 MR. WARD: Nothing.

15 CHAIRMAN EWASUTYN: Okay. Jerry
16 Canfield, do you have anything at this point?

17 MR. CANFIELD: Just one question. Ross,
18 did you file for a variance from the fire bureau?

19 MR. WINGLOVITZ: Not that I'm aware of
20 yet. I know he's retained an architect to do
21 that. I think he was going to do it
22 simultaneously with the application to your
23 office once site plan -- he needs to put an
24 overhead door on this end. There's going to be
25 modifications to the structure. My understanding

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was he was going to do it all at one time.

MR. CANFIELD: Okay.

CHAIRMAN EWASUTYN: Pat Hines?

MR. HINES: The plans have been revised to clarify the lot numbers, which we discussed at the previous meeting. That's been cleaned up for the lot consolidation.

Concrete curbing has been shown throughout the site, along with paving. Drop curbs have been provided for drainage control on those, so there's no closed pipe drainage system needed.

Map note 9 has been revised according to the zoning code for three vehicles to be stored outside for repair. The maximum of three.

The landscape plan, as Ross just discussed, fieldstone accents have been provided on either side of the berm. The Board did discuss that at work session and felt those were appropriate and fit in with the character of the neighborhood there.

The only outstanding item is whether a public hearing is going to be held or not.

MR. DONNELLY: You voted to waive it at

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the November meeting.

It's less than thirty days since that meeting. Have we heard from the County Planning department?

MR. HINES: We have not.

MR. DONNELLY: We can't take action.

MR. WINGLOVITZ: It's been less than thirty days?

MR. DONNELLY: November 19th is when you voted.

MR. HINES: I believe we sent it out that next day.

MR. DONNELLY: Even if you sent it that day, it's not enough.

MR. HINES: I don't have anything back from them.

CHAIRMAN EWASUTYN: We'll have to schedule it for final site plan approval on the -- the 7th is it now?

MR. HINES: The 7th.

CHAIRMAN EWASUTYN: The 7th of January. We'll do it under Board Business.

MR. WINGLOVITZ: Very good.

CHAIRMAN EWASUTYN: Pat, do you want to

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SERIOTA SITE PLAN

make a note?

MR. HINES: Yes.

CHAIRMAN EWASUTYN: Michael, did you say we waived the public hearing?

MR. DONNELLY: That's what my notes say.

MR. WINGLOVITZ: Yes. At the last meeting.

MR. DONNELLY: November 19th.

CHAIRMAN EWASUTYN: Have a Merry Christmas.

MR. WINGLOVITZ: Merry Christmas. Enjoy.

CHAIRMAN EWASUTYN: Thank you for your signed card.

Mark, thanks for coming down.

MR. SARGENT: My pleasure.

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

We had a wonderful year. I thank everyone and wish everyone a happy holiday.

MR. DOMINICK: So moved.

MR. WARD: Second.

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CHAIRMAN EWASUTYN: I have a motion by
Dave Dominick. I have a second by John Ward to
close the meeting. I'll ask for a roll call vote
starting with Ken Mennerich.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

(Time noted: 8:00 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: January 7, 2016