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

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In the Matter of

DOMINOS PIZZA  
(2017-25)

88 North Plank Road  
Section 77; Block 27; Lot 2.1  
B Zone

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AMENDED SITE PLAN

Date: October 19, 2017  
Time: 7:13 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

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

APPLICANT'S REPRESENTATIVE: CHARLES BROWN

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MICHELLE L. CONERO  
3 Francis Street  
Newburgh, New York 12550  
(845) 541-4163

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2 MR. BROWN: This is the Shop Rite  
3 plaza on North Plank Road, Route 32.

4 CHAIRMAN EWASUTYN: My name is John.  
5 Your name, sir?

6 MR. BROWN: Charles Brown.

7 CHAIRMAN EWASUTYN: Thank you.

8 MR. BROWN: This is an existing 1,700  
9 square foot outbuilding at the Shop Rite plaza.  
10 It was a bank. It's been vacant for some period  
11 of time. The proposal is the put a Dominos Pizza  
12 in there.

13 Pat did answer a lot of my questions.  
14 I didn't know whether he was going to require us  
15 to go for a variance on the existing building,  
16 whether it's affected by this application.  
17 According to his memo here it is. I'll go  
18 through those variances. Hopefully the Board can  
19 authorize us to go to the Zoning Board and  
20 request those.

21 Pat asked about these fourteen spaces  
22 here. They're in the State right-of-way. We did  
23 talk to Siby Zachariah. She is willing to grant  
24 us an occupancy and use permit for those spaces.  
25 We just did something similar for ABC Supply down

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DOMINOS PIZZA

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on Marine Drive.

I can list the variances here if the Board wants to hear that.

MR. DONNELLY: I think there was a question as to lot surface coverage. Do you have that calculated?

MR. BROWN: I do. It's 99.6. We are under on the building coverage but we're over on the lot surface coverage.

I did check the awning. It's more than 10 percent of the front yard, so that would require us to go for the awning itself, which is 27.26 feet.

MR. DONNELLY: That's for the Route 32 side?

MR. BROWN: Yes, that's correct.

MR. DONNELLY: We have 42.2 on Chestnut where 50 is required.

MR. BROWN: 60 is required on Chestnut. For the plaza they require 60 on all streets.

MR. DONNELLY: Chestnut and Stanley are 50?

MR. BROWN: 60.

MR. DONNELLY: They're all 60?

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MR. BROWN: Yes. All front yard setbacks for the DA Shopping Center are 60 feet.

MR. DONNELLY: Okay. And lot surface coverage is 100 percent?

MR. BROWN: Yeah. Rounded off is 100 percent.

MR. DONNELLY: We talked at work session. We thought we might need to have Charlie come back to do that calculation. Since it was pretty easy to do we can refer those. With your authorization I can prepare a letter to the Zoning Board.

CHAIRMAN EWASUTYN: Please do that. Is the Board in agreement?

MR. GALLI: Yes.

MS. DeLUCA: Yes.

MR. MENNERICH: Yes.

MR. BROWNE: Yes.

MR. DOMINICK: Yes.

MR. BROWN: Thank you. Any questions?

CHAIRMAN EWASUTYN: Not at this point. There was some work already started in the building?

MR. BROWN: Not that I know of. Thank

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DOMINOS PIZZA

you.

(Time noted: 7:17 p.m.)

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 3rd day of November 2017.

*Michelle Conero*  
\_\_\_\_\_  
MICHELLE CONERO