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

- - - - - X
In the Matter of

MICHAEL V. GIORDANO - PRIVATE ROAD
(2022-22)

154 Frozen Ridge Road
Section 20; Block 1; Lots 11.42, 11.43,
11.44 & 11.5
AR Zone

- - - - - X

INITIAL APPEARANCE
AMENDED SUBDIVISION

Date: September 1, 2022
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
CLIFFORD BROWNE
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: MICHAEL V. GIORDANO

- - - - - X

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

1 MICHAEL V. GIORDANO

2 CHAIRMAN EWASUTYN: Good
3 evening, ladies and gentlemen. The
4 Town of Newburgh Planning Board would
5 like to welcome you to their meeting
6 of the 1st of September 2022. This
7 evening we have four agenda items and
8 one Board business item.

9 We'll call the meeting to order
10 with a roll call vote.

11 MR. GALLI: Present.

12 CHAIRMAN EWASUTYN: Present.

13 MR. BROWNE: Present.

14 MR. WARD: Present.

15 MS. CONERO: Michelle Conero,
16 stenographer.

17 MR. HINES: Pat Hines with MHE
18 Engineers.

19 MR. CAMPBELL: Jim Campbell,
20 Town of Newburgh Code Compliance.

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

24 MR. WARD: Please stand to say
25 the Pledge.

1 MICHAEL V. GIORDANO

2 (Pledge of Allegiance.)

3 MR. WARD: Please turn your
4 phones on vibrate. Thank you.

5 CHAIRMAN EWASUTYN: Our first
6 item of business this evening is
7 Michael V. Giordano. It's a private
8 road. It's an initial appearance for
9 an amended subdivision. It's located
10 on 154 Frozen Ridge Road. It's in an
11 AR Zone. It's being represented by
12 Michael himself.

13 MR. GIORDANO: Do you want me
14 to come up?

15 CHAIRMAN EWASUTYN: Yes. Did
16 you get the review from Pat Hines?

17 MR. HINES: I don't believe he
18 did. I didn't have any contact
19 information.

20 CHAIRMAN EWASUTYN: I did bring
21 an extra one. Pat is going to
22 explain to you the possibilities.

23 MR. HINES: So this is a
24 four-lot subdivision that was filed
25 in 1990.

1 MICHAEL V. GIORDANO

2 MR. GIORDANO: Right.

3 MR. HINES: It had a private
4 road proposed at that time. The
5 private road has not been constructed.

6 MR. GIORDANO: No, it hasn't.

7 CHAIRMAN EWASUTYN: In 1994 the
8 Town adopted private road
9 specifications which are a little
10 different than the detail that you
11 have on the plans.

12 MR. GIORDANO: Okay.

13 MR. HINES: It also would kick
14 in the need for stormwater management
15 in the current regulations. Since
16 2003 the DEC has been regulating
17 stormwater, and those regulations
18 have been changed over time.

19 What needs to happen is the
20 private road needs to be bonded or
21 built in order to sell the lots.
22 Right now they don't have access so
23 you couldn't get a building permit.

24 I can provide you with a
25 template for the unit costs for the

1 MICHAEL V. GIORDANO

2 private road and then you can --
3 someone could plug in the linear
4 footage and the square footage as
5 required.

6 MR. GIORDANO: Okay.

7 MR. HINES: I don't know what
8 the drainage situation is. I do know
9 the private road is in the area of
10 the pond.

11 MR. GIORDANO: Yeah. It's a
12 holding pond that used to be used for
13 spraying.

14 MR. HINES: That needs to be
15 filled in at some point for the
16 private road. There's not a design
17 on here. It may be helpful if you
18 did get a design consultant that
19 could assist you with putting in the
20 private road. I don't know how much
21 upgrading it needs.

22 MR. GIORDANO: I thought that
23 was the design.

24 MR. HINES: There's no grading.

25 MR. GIORDANO: But I have

1 MICHAEL V. GIORDANO

2 another map that had the whole road
3 plan on it -- the whole road design.

4 MR. HINES: I don't have that.
5 This is sheet 1 of 2. If you have
6 that and you want to provide that to
7 my office, that may be helpful as well.

8 MR. GIORDANO: I'll do that.

9 MR. HINES: That's my contact
10 information. That may answer a lot
11 of the questions if you do have that
12 design. This is the filed map and
13 it's sheet 1 of 1 and 2 of 2. That
14 information may be helpful.

15 MR. GIORDANO: Wasn't there
16 another map that I gave you guys as
17 well? Didn't I give you three copies?

18 MR. HINES: I don't believe so.

19 MR. GIORDANO: I gave you three.

20 MR. HINES: Three sheets?

21 MR. GIORDANO: Three sheets, yes.

22 MR. CAMPBELL: There's three
23 here.

24 MR. GIORDANO: There's three
25 there.

1 MICHAEL V. GIORDANO

2 MR. HINES: I did not see this.
3 So this has what's called a road
4 profile but it doesn't have the
5 grading. In other words, there would
6 be --

7 MR. GIORDANO: Right.

8 MR. HINES: There needs to be
9 fill here. There's topography but it
10 doesn't show that. While the profile
11 is here, the grading isn't transposed
12 onto this topography.

13 MR. GIORDANO: So you want the
14 grading on this?

15 MR. HINES: I think it would be
16 helpful for your contractor.

17 MR. GIORDANO: They're going to
18 take care of the whole thing. I
19 already spoke to them. They said
20 they would take care of the profile
21 and whatever has to be done.

22 MR. HINES: So that can be done
23 without being here. I think because
24 this is a filed subdivision map, if
25 you have someone that is going to

1 MICHAEL V. GIORDANO

2 construct the private road, that road
3 can be constructed and the Town would
4 do -- the town highway superintendent
5 would review that during construction
6 and then you could sell these lots.
7 If you wanted to sell the lots before
8 the construction of the road, it
9 would have to be bonded --

10 MR. GIORDANO: Got you.

11 MR. HINES: - that that road
12 will be constructed. That's what I
13 was discussing, we would have a
14 template for you to fill in the
15 numbers. You could then bond that
16 road with the Town to assure it's
17 going to be built, and then you could
18 transfer the lots.

19 MR. GIORDANO: Okay. Or I
20 could just sell everything and let
21 them put the road in?

22 MR. HINES: Correct. That
23 would be the easiest way.

24 MR. GIORDANO: Of course it is.
25 This was done a long time ago and I

1 MICHAEL V. GIORDANO

2 didn't do anything with it.

3 MR. HINES: 1990.

4 MR. GIORDANO: I figured I
5 would do it later on. Now I have the
6 availability to do another -- it's
7 every three years I believe, right,
8 that you can do a subdivision?

9 MR. HINES: You can do a minor
10 subdivision every three years.

11 MR. GIORDANO: I'm up for
12 another subdivision. If the person
13 that buys this doesn't want to --

14 MR. HINES: You could
15 potentially get conditional.
16 Actually, I want to warn you that
17 there's a note on this filed map that
18 say there's no further subdivision of
19 these lots.

20 MR. GIORDANO: That was when I
21 did this one, I had the surveyor put
22 in dotted lines to show where the
23 rest of the lots were going to be.
24 The Town said no, you can't do that
25 because then we're going to be

1 MICHAEL V. GIORDANO

2 approving the whole thing. I had to
3 go back to the drawing board.

4 MR. HINES: This note 2 says
5 lots 1, 2 and 3 cannot be further
6 subdivided. So lot 4 can.

7 MR. GIORDANO: Right. These
8 are a little over an acre.

9 MR. HINES: There is that
10 ability to do that. That would
11 definitely trigger the need to bond
12 that road.

13 MR. GIORDANO: Okay.

14 MR. HINES: There is no
15 stormwater management on these right
16 now. Whoever builds this road is
17 going to have to take a look at that.

18 MR. GIORDANO: I've been
19 working with two people, actually,
20 and they both are aware -- they saw
21 both maps, and so they're aware of
22 what has to take place.

23 MR. HINES: Those are your
24 options, build or bond.

25 MR. GIORDANO: Build or bond.

1 MICHAEL V. GIORDANO

2 Okay. All set?

3 MR. HINES: I think so.

4 MR. GIORDANO: Thank you. Do
5 you want to give me the template or
6 do I come to your office?

7 MR. HINES: If you want to send
8 me an e-mail. I'm not going to be in
9 tomorrow. My office e-mail is on
10 there. I can send it to you that way
11 once I have your contact information.

12 MR. GIORDANO: Good enough.
13 Thank you very much.

14 CHAIRMAN EWASUTYN: Thank you.

15

16 (Time noted: 7:09 p.m.)

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MICHAEL V. GIORDANO

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 7th day of September 2022.

Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

IRON CHEF
(2022-09)

101 North Plank Road
Section 75; Block 1; Lot 8
B Zone

----- X

AMENDED SITE PLAN

Date: September 1, 2022
Time: 7:09 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD BROWNE
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: STEVEN BURNS

----- X

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

1 I R O N C H E F

2 CHAIRMAN EWASUTYN: The second
3 item of Planning Board business this
4 evening is Iron Chef. It's an
5 amended site plan located at 101
6 North Plank Road in a B Zone. It's
7 represented by Steven Burns with
8 Burns Engineering.

9 MR. BURNS: Good evening,
10 everybody. We're back here with Iron
11 Chef. We made a couple minor
12 revisions to the plan.

13 The biggest thing we had done
14 is we got our area variance for the
15 existing nonconforming building.
16 We're done with that.

17 We're going to add pavement.

18 I have located the refuse
19 enclosure back behind the building so
20 it's out of the general sight.

21 I rearranged the parking a
22 little bit and added some handicap
23 spaces.

24 Since I submitted it I've also
25 added some details as per the

1 I R O N C H E F

2 comments for tonight's meeting.

3 I've also sent out the -- on
4 August 12th I think they were
5 delivered. New York State DOT got a
6 copy of it and so did Orange County
7 Department of Planning.

8 I believe we have a letter in
9 to the City of Newburgh for the flow
10 acceptance letter.

11 I think we've, you know, pretty
12 much addressed all the comments that
13 were outstanding. Actually, we've
14 pretty much knocked off all the
15 current comments as well.

16 We'd like to progress the
17 application. Tonight we ask that if
18 the possibility exists to waive a
19 public hearing. We did have a public
20 hearing for the Zoning Board of
21 Appeals which nobody came to. The
22 changes are a bit minor. I was just
23 hoping maybe we can move right along.

24 CHAIRMAN EWASUTYN: Okay. Can
25 we talk about the coordinated review,

1 I R O N C H E F

2 as you mentioned? That would mean
3 that you yourself circulated to the
4 Orange County Planning Department?
5 You yourself circulated to the City
6 of Newburgh for the city flow
7 acceptance letter? You also
8 coordinated with the DOT?

9 MR. BURNS: Yes.

10 CHAIRMAN EWASUTYN: As a
11 standard operating procedure, Pat
12 Hines or the Planning Board takes
13 that responsibility in hand.

14 Pat, do you want to speak about
15 that?

16 MR. HINES: Orange County,
17 although you sent it to them, they
18 won't accept that. It needs to come
19 from the Board. Typically this Board
20 authorizes me to do that submission.
21 They have a cover sheet that needs to
22 be signed by the Chairman, although I
23 type his name in and sign it. They
24 won't take it from an applicant.
25 That's probably why you didn't hear

1 I R O N C H E F

2 from them.

3 I did receive your City of
4 Newburgh flow acceptance letter
5 yesterday. I put a cover on that.
6 We're waiting to hear from the city.
7 I'm out of my office tomorrow.
8 They're usually pretty quick on those
9 that are outside the watershed.
10 That's an outstanding item.

11 I think the only action we can
12 take tonight would be to submit to
13 County Planning from the Planning
14 Board. After we hear back from the
15 County we would be able to do a SEQRA
16 determination and talk about a public
17 hearing.

18 I did see that you sent me an
19 e-mail addressing my comments. I
20 just haven't gotten to those. The
21 intent of these comments isn't to get
22 a quick response back.

23 MR. BURNS: I just opened it up
24 for another reason.

25 MR. HINES: That's fine. We'll

1 I R O N C H E F

2 look at those as well.

3 The only action tonight we can
4 take is to have the Board authorize a
5 referral to County Planning.

6 CHAIRMAN EWASUTYN: Are you
7 okay with that?

8 MR. BURNS: Yes.

9 MR. HINES: I did note that the
10 refuse enclosure was moved to the
11 rear. I think that's an improvement.

12 We need some additional detail
13 on the handicap accessible parking.

14 CHAIRMAN EWASUTYN: And detail
15 on the paving.

16 MR. HINES: Details on the
17 paving.

18 MR. BURNS: Do I have to provide
19 those copies for you to circulate?

20 MR. HINES: I'll use the ones I
21 have.

22 MR. BURNS: Okay.

23 MR. HINES: We'll copy them.

24 CHAIRMAN EWASUTYN: Comments
25 from Board Members?

1 I R O N C H E F

2 MR. GALLI: What's upstairs?

3 It's a two-story building. Is it
4 dining upstairs?

5 MR. BURNS: What do you do
6 upstairs? Is it just an office?

7 MR. CHEN: Storage.

8 MR. BURNS: Storage and an
9 office.

10 CHAIRMAN EWASUTYN: John Ward.

11 MR. CHEN: We have another room
12 for the people to rest.

13 CHAIRMAN EWASUTYN: Room for
14 the people to rest in?

15 MR. BURNS: They bought the
16 adjoining parcel and they own the
17 residential parcel to the -- I guess
18 to the north.

19 MR. CAMPBELL: The house to the
20 right and the rear of this lot.

21 MR. BURNS: It's like a 5 or --
22 this parcel right here. It wraps all
23 the way around.

24 MR. BROWNE: Could the
25 gentleman in the back give his name

1 I R O N C H E F

2 for the record?

3 MR. BURNS: That's Mr. Chen.

4 CHAIRMAN EWASUTYN: John Ward.

5 MR. GALLI: So now they rest in
6 the house, they don't rest upstairs
7 anymore?

8 MR. BURNS: Do you rest
9 upstairs or do you go over back to
10 the -- do you go to the house?

11 MR. CHEN: We have the stairs
12 to go to the --

13 MR. BURNS: I guess they rest
14 upstairs, too. I thought he was
15 talking about --

16 MR. WARD: They don't reside
17 there? They don't live there?

18 MR. CHEN: No, no. Nobody
19 lives there. They have lunch,
20 sometimes they play the games there.

21 MR. WARD: My question is when
22 you do the construction are you
23 planning on being open? How are you
24 going to stage it?

25 MR. CHEN: We're open because

1 I R O N C H E F

2 they're separate. The patio is
3 separate. We have a door to close.

4 MR. WARD: Okay. And my other
5 question was your sidewalk going in
6 with your steps, it's rough. You can
7 take a look. If you're going to do
8 the parking lot and everything else --

9 MR. CHEN: We do that together.
10 We're planning that. They told me
11 because they had -- before they had
12 the root, the tree root, and they not
13 take it off and they sink. Right now
14 I put cement. This year it not
15 collapse. When we do the new
16 addition we're going to put a new
17 one.

18 MR. WARD: And the steps going
19 in, your bottom step is -- the nose
20 is totally a tripping hazard.

21 MR. BURNS: They have actually
22 been noticed on the tripping hazard
23 in front of the building. It's going
24 to be remedied. I believe that they
25 have until the 27th or 28th of this

1 I R O N C H E F

2 month.

3 MR. GALLI: He must've ate
4 there.

5 MR. WARD: I was just there
6 Monday for my birthday.

7 MR. CHEN: Someone to take care
8 of it already. Tomorrow you will see.

9 MR. WARD: Thank you.

10 MR. HINES: Steve, can you just
11 indicate a note on the plan that that
12 will be repaired, as well, as part of
13 the project?

14 MR. BURNS: Yes.

15 CHAIRMAN EWASUTYN: Okay. As
16 Pat Hines said, the only action we
17 can take, would someone make the
18 motion to refer Iron Chef to the
19 Orange County Planning Department?

20 MR. GALLI: So moved.

21 MR. BROWNE: Second.

22 CHAIRMAN EWASUTYN: I have a
23 motion by Frank Galli. I have a
24 second by Cliff Browne. I'll ask for
25 a roll call vote starting with John

1 I R O N C H E F

2 Ward.

3 MR. WARD: Aye.

4 MR. BROWNE: Aye.

5 CHAIRMAN EWASUTYN: Aye.

6 MR. GALLI: Aye.

7 CHAIRMAN EWASUTYN: Motion
8 carried. Thank you.

9

10 (Time noted: 7:16 p.m.)

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IRON CHEF

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 7th day of September 2022.

Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

CROSS ROADS CONSTRUCTION
(2022-15)

Union Avenue
Section 62; Block 31; Lot 5
R-3 Zone

----- X

THREE-LOT SUBDIVISION

Date: September 1, 2022
Time: 7:16 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD BROWNE
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: REUBEN BUCK

----- X

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

1 CROSS ROADS CONSTRUCTION

2 CHAIRMAN EWASUTYN: The third
3 item of business this evening is
4 Cross Roads Construction. It's a
5 three-lot subdivision located on
6 Union Avenue in the R-3 Zone. It's
7 being represented by Reuben Buck,
8 Engineering & Surveying Properties.

9 MR. BUCK: Thank you. Reuben
10 Buck, Engineering & Surveying
11 Properties, here on behalf of the
12 applicant.

13 We received Pat Hines' comment
14 letter which I'll go through briefly.

15 We would ask that the driveway
16 access and maintenance agreement be a
17 condition of final approval.

18 I believe we spoke about the
19 highway super's comments at the last
20 meeting. They were okay with the
21 driveway entrances.

22 We provided water pressure
23 calculations. We'll be sure that the
24 NOI is filed.

25 Again, we would ask for the

1 CROSS ROADS CONSTRUCTION

2 conditional final approval.

3 We'll provide the water system
4 notes on the plans as well when we
5 revise it.

6 Lastly, we'll also add a note
7 stating that the septic systems are
8 to be as-built by a professional.

9 There are two actions we would
10 like the Board to consider tonight.
11 First, adopting a negative
12 declaration for the project. Second,
13 setting the public hearing for
14 October 6th.

15 If the Board has any other
16 questions, I'd be happy to answer.

17 CHAIRMAN EWASUTYN: Any other
18 questions from the Board Members?

19 MR. BROWNE: No.

20 MR. GALLI: Does he want to set
21 the public hearing?

22 CHAIRMAN EWASUTYN: That would
23 be the action. Tomorrow might be too
24 early.

25 MR. BUCK: I was thinking so.

1 CROSS ROADS CONSTRUCTION

2 CHAIRMAN EWASUTYN: Pat, do you
3 have anything to add?

4 MR. HINES: No. Reuben hit on
5 all of our comments.

6 We would recommend a negative
7 declaration. Most of our comments have
8 been addressed or are procedural.

9 We take no exception to waiting
10 for the private road access and
11 maintenance agreement as a condition.
12 They could change or never be filed.
13 You don't want to encumber the
14 property before that.

15 We would recommend a neg dec.
16 The next available date for a public
17 hearing would be the 6th.

18 CHAIRMAN EWASUTYN: Would
19 someone make a motion for Pat Hines'
20 office to prepare the mailing for
21 both the notice to the adjoining
22 property owners and also for a public
23 hearing? We'll do that mailing
24 combined.

25 MR. WARD: So moved.

1 CROSS ROADS CONSTRUCTION

2 MR. BROWNE: Second.

3 CHAIRMAN EWASUTYN: I have a
4 motion by John Ward. I have a second
5 by Cliff Browne. Can I have a roll
6 call vote starting with Frank Galli?

7 MR. GALLI: Aye.

8 CHAIRMAN EWASUTYN: Aye.

9 MR. BROWNE: Aye.

10 MR. WARD: Aye.

11 CHAIRMAN EWASUTYN: Would
12 someone make a motion to declare a
13 negative declaration and set it for a
14 public hearing on the 6th?

15 MR. GALLI: So moved.

16 MR. BROWNE: Second.

17 CHAIRMAN EWASUTYN: I believe
18 we have a motion from Frank Galli and
19 a second by Cliff Browne. Can I have
20 a roll call vote starting with John
21 Ward?

22 MR. WARD: Aye.

23 MR. BROWNE: Aye.

24 CHAIRMAN EWASUTYN: Aye.

25 MR. GALLI: Aye.

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CROSS ROADS CONSTRUCTION

MR. BUCK: Thank you.

(Time noted: 7:20 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 7th day of September 2022.

Michelle Conero

MICHELLE CONERO

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

----- X
In the Matter of

CHADWICK WOODS
(2019-02)

174 Route 300
Section 14; Block 1; Lot 51
RR Zone

----- X

FIVE-LOT SUBDIVISION

Date: September 1, 2022
Time: 7:20 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD BROWNE
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: MICHAEL PUZIO

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

1 CHADWICK WOODS

2 CHAIRMAN EWASUTYN: The fourth
3 item is Chadwick Woods. It's a
4 five-lot subdivision located on Route
5 300 in an RR Zone. It's being
6 represented by Engineering &
7 Surveying Properties.

8 Your name is Puzio?

9 MR. PUZIO: Mike Puzio with
10 Engineering & Surveying Properties.

11 CHAIRMAN EWASUTYN: Thank you.

12 MR. PUZIO: To give a brief
13 overview, since I believe it's been a
14 couple months since this project has
15 been before the Board, it's been
16 passed over to Engineering Properties
17 to continue off where it was last left.

18 It's a five-lot subdivision
19 located in the RR Zoning District.
20 It is located on Route 300, southwest
21 of Chadwick Lake.

22 Each lot is proposing an on-
23 site subsurface sewage treatment
24 facility, so each lot is going to
25 contain the design with chambers. I

1 CHADWICK WOODS

2 can go over that briefly. Testing
3 was done by Talcott Engineering
4 previously. Our office did go out
5 and do verification percs and deep
6 tests. We utilized the conservative
7 numbers based off of those.

8 Along with the on-site sewage
9 -- on-site septic systems, each lot
10 is proposed to be serviced by public
11 water which is going to be provided
12 through a 6-inch water main coming up
13 through the private road cul-de-sac
14 that was proposed. The water service
15 connection for each lot would be
16 proposed within the cul-de-sac.

17 I'm trying to think if I
18 covered everything based on that.

19 We're in receipt of Pat's
20 letter. I don't know if you want to
21 go over those and kind of go back and
22 forth. I know there's a couple of
23 them.

24 Some of them, such as like the
25 road access maintenance agreement,

1 CHADWICK WOODS

2 the cost estimates and going through
3 the private road approval by the Town
4 Board, we ask it be a condition of
5 approval, if the Board sees fit.

6 What we're essentially going to
7 be looking to ask, if the Board sees
8 fit, would be to be referred to
9 County Planning tonight.

10 If Pat wants to go through
11 anything on his list specifically, we
12 can talk about that.

13 CHAIRMAN EWASUTYN: Jim
14 Campbell, do you have any comments?

15 MR. CAMPBELL: Yes, I do. On
16 the driveways in excess of 300 feet,
17 the Fire Code does have some more
18 requirements. If you could look at
19 Section 511.

20 MR. PUZIO: To touch on that,
21 one of the driveways here, we did
22 propose a fire apparatus pull-off
23 area. One of Pat's comments is to
24 have that labeled -- I believe it was
25 Pat's comment, was to have that

1 CHADWICK WOODS

2 labeled. We'll label that. It is
3 sized appropriately for the pull-off
4 area.

5 MR. CAMPBELL: Specifically
6 511.2.1, dimensions. It talks about
7 a clear area of 12 feet wide and 13
8 feet 6 inches high. Just refer to
9 that section.

10 MR. PUZIO: I'll take a look at
11 that.

12 MR. CAMPBELL: It also talks
13 about a possible turnaround once you
14 exceed 500 feet.

15 MR. PUZIO: Just to make sure,
16 it's 511.2.1?

17 MR. CAMPBELL: You can have
18 this (handing document).

19 CHAIRMAN EWASUTYN: Pat Hines,
20 do you want to follow up with any
21 outstanding comments you want to
22 bring to the Board's attention?

23 MR. HINES: Sure. Dominic
24 couldn't be with us tonight, but I
25 did have a comment on the lot

1 CHADWICK WOODS

2 geometry in the cul-de-sac. I don't
3 know if that could be changed a
4 little bit so that lot 5 owns a piece
5 of the pavement. Because that flag
6 lot that comes down, it kind of had
7 some strange lot geometry there.

8 MR. PUZIO: It doesn't make a
9 difference that the driveway does go
10 still within the access?

11 MR. HINES: I did note that it
12 still goes within the easement. I
13 don't think it makes or breaks it. I
14 just have a comment it wasn't
15 typical. I don't know why you don't
16 want to change that, if there's a
17 reason. I know you already did the
18 lot calculations, so that might be
19 reason enough.

20 The private road access and
21 maintenance -- some of these are just
22 place keepers. The maintenance
23 agreement.

24 The road name.

25 Orange County Health Department

1 CHADWICK WOODS

2 approval for the water main extension
3 is required.

4 MR. PUZIO: Yes.

5 MR. HINES: A County Planning
6 referral is also required. I think
7 we can do the County Planning
8 referral tonight. I can put a cover
9 letter to you to allow you to go to
10 the County Health Department to get
11 that moving before preliminary
12 approval. They'll often do that if
13 we put a cover on it to keep it
14 moving.

15 We do need DOT approval for the
16 driveways. I don't know if we've
17 received anything from DOT yet.

18 MR. PUZIO: I believe DOT has
19 actually been on site already. An
20 application hasn't been made to them
21 yet.

22 MR. MAHAR: Mike Mahar, Cocoa
23 Lane. Zibby was actually there. She
24 reviewed it. It's just a question of
25 follow up.

1 CHADWICK WOODS

2 MR. HINES: The Board is going
3 to need something.

4 MR. PUZIO: Also just to touch
5 on that, the Health Department
6 application has already been sent in
7 to them and we have received
8 comments. We are working on that.

9 MR. HINES: I won't pursue that
10 letter if they took it.

11 The stormwater pollution
12 prevention plan was prepared by the
13 previous engineer. There's a
14 technical comment on there.

15 This is in the watershed, so we
16 would be looking for some additional
17 stormwater sediment, erosion control
18 on the site. Maybe raingardens or
19 something that would provide some
20 water quality. It is in the RR Zone.

21 CHAIRMAN EWASUTYN: I guess the
22 other thing is the private road
23 requires Town Board approval of the
24 name for it.

25 MR. HINES: Yes. That would be

1 CHADWICK WOODS

2 required. I think you're looking to
3 defer that as a condition of
4 approval. The private road access
5 and maintenance agreement, security
6 and the road name.

7 The only action we can take
8 tonight is to send it to County
9 Planning. We need to hear back from
10 them before we can do a SEQRA
11 determination and schedule the public
12 hearing.

13 CHAIRMAN EWASUTYN: Comments
14 from Board Members?

15 MR. GALLI: No additional.

16 MR. BROWNE: No.

17 MR. WARD: Nothing.

18 CHAIRMAN EWASUTYN: Would
19 someone make a motion to have Pat
20 Hines circulate to the Orange County
21 Planning Department?

22 MR. GALLI: So moved.

23 MR. WARD: Second.

24 CHAIRMAN EWASUTYN: I have a
25 motion by Frank Galli. I have a

1 CHADWICK WOODS

2 second by John Ward. May I please
3 have a roll call vote starting with
4 Frank Galli?

5 MR. GALLI: Aye.

6 CHAIRMAN EWASUTYN: Aye.

7 MR. BROWNE: Aye.

8 MR. WARD: Aye.

9 CHAIRMAN EWASUTYN: Thank you.

10 MR. PUZIO: Thank you.

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12 (Time noted: 7:27 p.m.)

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1 CHADWICK WOODS

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

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

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

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

16 IN WITNESS WHEREOF, I have hereunto
17 set my hand this 7th day of September 2022.

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Michelle Conero

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MICHELLE CONERO

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

----- X
In the Matter of

RESORTS WORLD
(2021-11)

Request for a Field Change

----- X

BOARD BUSINESS

Date: September 1, 2022
Time: 7:27 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD BROWNE
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

----- X

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

1 RESORTS WORLD

2 CHAIRMAN EWASUTYN: We have two
3 items to discuss. The first one
4 would be the field change at the
5 casino with the Newburgh -- what's
6 the name of the casino?

7 MR. HINES: Resorts World. I
8 was contacted by the Resorts World
9 engineer and their construction
10 manager both on the same day
11 regarding the required interconnect
12 between the adjoining, I'll call it
13 the Buffalo Wild Wings parcel and the
14 Resorts World parcel. On the
15 approved plans the interconnect was
16 shown. It was shown as a small
17 stairway type connection. When they
18 went to design that they realized
19 they needed to design an ADA
20 compliant interconnect, and that
21 required the installation of a ramp
22 that met ADA requirements. They
23 incorporated the crosswalks into the
24 proposed island and then they
25 provided a circuitous ramp to meet

1 RESORTS WORLD

2 the requirements of the ADA slopes.

3 There's a small culvert that's
4 required that's been incorporated
5 into the ramp to address a swale at
6 Buffalo Wild Wings. It was a
7 requirement of the Board. The detail
8 design showed it much larger than the
9 stairs that were initially proposed.
10 It does have to be ADA handicap
11 accessible.

12 I was able to go over the
13 design with the Board at work session
14 tonight. They're requesting that
15 that be addressed as a minor field
16 change.

17 CHAIRMAN EWASUTYN: Questions
18 from Board Members. John Ward?

19 MR. WARD: No.

20 MR. BROWN: No.

21 MR. GALLI: No.

22 CHAIRMAN EWASUTYN: Would
23 someone make a motion to approve the
24 field change for the casino, Resorts
25 World?

1 RESORTS WORLD

2 MR. WARD: So moved.

3 MR. GALLI: Second.

4 CHAIRMAN EWASUTYN: I have a
5 motion by John Ward. I have a second
6 by Frank Galli. May I please have a
7 roll call vote?

8 MR. GALLI: Aye.

9 CHAIRMAN EWASUTYN: Aye.

10 MR. BROWNE: Aye.

11 MR. WARD: Aye.

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13 (Time noted: 7:30 p.m.)

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1 RESORTS WORLD

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

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7 for and within the State of New York, do
8 hereby certify:

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15 this matter.

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Michelle Conero

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MICHELLE CONERO

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

- - - - - X
In the Matter of

TRINITY SQUARE
(2006-53)

Request for a Six-Month Extension of
Preliminary Approval from September 1, 2022
until March 2, 2023

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BOARD BUSINESS

Date: September 1, 2022
Time: 7:30 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
FRANK S. GALLI
CLIFFORD BROWNE
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

- - - - - X

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

1 TRINITY SQUARE

2 CHAIRMAN EWASUTYN: Our last
3 item of business is Trinity Square, a
4 requests for an extension.

5 I'll ask Cliff Browne to read
6 that.

7 MR. BROWNE: The request is
8 dated August 16, 2022. "John P.
9 Ewasutyn, Planning Board Chairman,
10 Town of Newburgh Planning Board, 21
11 Hudson Valley Professional Plaza,
12 Newburgh, New York. Dear Mr.
13 Ewasutyn, at the March 3, 2022
14 Planning Board meeting a six-month
15 extension of the preliminary approval
16 for the Trinity Square project was
17 granted. The six-month extension
18 will expire September 1, 2022. Mr.
19 Cocchi asked that this application be
20 placed on the Board Business portion
21 of the September 1, 2022 Planning
22 Board meeting and requests an
23 additional six-month extension of the
24 preliminary approval. If you have
25 any questions or comments, please

1 TRINITY SQUARE

2 feel free to contact our office.
3 Thank you for your time and
4 consideration. Sincerely, Darren C.
5 Doce."

6 CHAIRMAN EWASUTYN: Any
7 questions or comments from the Board
8 Members?

9 MR. GALLI: No.

10 MR. BROWNE: No.

11 MR. WARD: No.

12 MR. HINES: Your meeting six
13 months out would be February 2nd.

14 CHAIRMAN EWASUTYN: Would
15 someone make a motion to grant the
16 extension for Trinity Square until
17 February 2, 2023?

18 MR. GALLI: So moved.

19 MR. BROWNE: Second.

20 CHAIRMAN EWASUTYN: I have a
21 motion by Frank Galli. I have a
22 second by Cliff Browne. Can I have a
23 roll call vote starting with John Ward?

24 MR. HINES: Actually, John,
25 that would be March 2nd. I left one

1 TRINITY SQUARE

2 month out.

3 CHAIRMAN EWASUTYN: Can we
4 amend the motion to grant the
5 extension for Trinity Square to
6 March 2, 2023?

7 MR. GALLI: So moved.

8 MR. BROWNE: Second.

9 CHAIRMAN EWASUTYN: Motion by
10 Frank Galli. Second by Cliff Browne.
11 Can I have a roll call vote starting
12 with John Ward?

13 MR. WARD: Aye.

14 MR. BROWNE: Aye.

15 CHAIRMAN EWASUTYN: Aye.

16 MR. GALLI: Aye.

17 CHAIRMAN EWASUTYN: I think
18 that takes care of everything. Would
19 someone make a motion to close the
20 Planning Board meeting of the 1st of
21 September?

22 MR. GALLI: So moved.

23 MR. WARD: Second.

24 CHAIRMAN EWASUTYN: Motion by
25 Frank Galli and a second by John

1 TRINITY SQUARE

2 Ward. May I please have a roll call
3 vote?

4 MR. GALLI: Aye.

5 CHAIRMAN EWASUTYN: Aye.

6 MR. BROWNE: Aye.

7 MR. WARD: Aye.

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9 (Time noted: 7:33 p.m.)

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1 TRINITY SQUARE

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

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7 for and within the State of New York, do
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Michelle Conero

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MICHELLE CONERO

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