

1
2 STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD

3 -----X
In the Matter of:

4 ORANGE LAKE MOTEL - UHAUL RENTALS
5 (21-17)

6 427 South Plank Road
7 Section 47; Block 1; Lot 39.2
B Zone
8 -----X

AMENDED SITE PLAN

9
10 Date: December 2, 2021
Time: 7:00 p.m.

11 Place: Town of Newburgh
12 Town Hall
1496 Route 300
13 Newburgh, New York 12550

14 BOARD MEMBERS: JOHN P. EWASUTYN, Chair
FRANK S. GALLI (not present)
15 CLIFFORD C. BROWNE (not present)
16 KENNETH MENNERICH
STEPHANIE DELUCA
17 DAVID DOMINICK
JOHN WARD

18 ALSO PRESENT: DOMINIC CORDISCO, ESQ., Board Counsel
19 JIM CAMPBELL, Code Enforcement

20 APPLICANT'S REPRESENTATIVE: PATEL B. MANOJKUMAR, P.E.
21

22 Reported by: Kari L. Reed

23 MICHELLE L. CONERO
24 3 Francis Street
Newburgh, New York 12550
25 (845) 541-4163

1 Orange Lake Motel - UHaul Rentals

2 CHAIR EWASUTYN: Good evening, ladies
3 and gentlemen. I'd like to welcome everyone to
4 the December 2nd Planning Board meeting. We
5 have two items on the agenda this evening.

6 At this point we'll call the meeting to
7 order with a roll call vote. Stephanie.

8 MS. DeLUCA: Present.

9 MR. MENNERICH: Present.

10 CHAIR EWASUTYN: Present.

11 MR. DOMINICK: Present.

12 MR. WARD: Present.

13 MR. CORDISCO: Dominic Cordisco,
14 planning board attorney.

15 MR. CAMPBELL: Jim Campbell, code
16 compliance.

17 CHAIR EWASUTYN: At this time I'll turn
18 the meeting over to Stephanie DeLuca.

19 (Pledge of Allegiance recited.)

20 MS. DeLUCA: Please silence your cell
21 phones.

22 CHAIR EWASUTYN: You know what, I'm
23 surprised that -- I'm surprised. Charlie is so
24 good. It's so unusual.

25 MR. DOMINICK: Nobody.

1 Orange Lake Motel - UHaul Rentals

2 CHAIR EWASUTYN: Okay. All right, let
3 the record show that the first item on the
4 agenda, Serviss, two lot subdivision, project
5 number 21-07, no one is present this evening to
6 represent the applicant for the subdivision.

7 The second item of business this
8 evening is Orange Lake Motel - UHaul Rentals.
9 It's an amended site plan. It's located on 427
10 South Plank Road. I think the zoning is
11 incorrect there, it's a B zone. And it's being
12 represented by Mr. Patel.

13 Mr. Patel.

14 MR. PATEL: Good evening. Thank you
15 for allowing me to appear before the Board,
16 Mr. Chairman.

17 We were here in August, a few months
18 ago we first appeared. We had a couple of
19 setback issues, so we were sent to the Zoning
20 Board. The Zoning Board at its last meeting
21 granted us the variances, so we are back here
22 again today for your approval. This is a change
23 of use application for an existing motel. The
24 motel owners want to start a UHaul rental
25 business by just installing a 60 by 60 parking

1 Orange Lake Motel - UHaul Rentals
2 area in the back of the motel.

3 CHAIR EWASUTYN: Before we open it up
4 to the Board for discussion, have you received
5 Pat Hines' review comments?

6 MR. PATEL: I have not.

7 CHAIR EWASUTYN: Okay. Let me give you
8 a copy of them.

9 MR. PATEL: Thank you.

10 CHAIR EWASUTYN: Because procedurally
11 there's some steps we have to complete.

12 We'll open up discussion, Board
13 members, starting off with Stephanie. Any
14 questions?

15 MS. DeLUCA: I'm going to defer to
16 John. Just a concern regarding the -- I'll
17 pass. Never mind, I'll pass.

18 CHAIR EWASUTYN: Ken Mennerich.

19 MR. MENNERICH: I'll wait for John to
20 talk about lighting.

21 CHAIR EWASUTYN: Dave Dominick.

22 MR. DOMINICK: Not at this time.

23 CHAIR EWASUTYN: John Ward.

24 MR. WARD: I see you have no lights,
25 period, on your plan or anything. I took a ride

1 Orange Lake Motel - UHaul Rentals
2 by there tonight, pulled in the back, it's pitch
3 black. I'm just asking, I'm not asking for
4 posts up and all this like a normal parking lot,
5 which we usually require. I'm saying for your
6 safety and everything else, it could be a
7 floodlight, whether it's a motion detector, when
8 people go back there, whether for safety-wise,
9 even though your hours are during the day, it's
10 just a habit to see. It's pitch black, you
11 know.

12 MR. PATEL: I may have to check on
13 that. There is -- there are lights on the
14 building.

15 MR. WARD: Right.

16 MR. PATEL: That go toward that side.
17 But I'll take your word if you say you drove by.

18 MR. WARD: I drove all the way back and
19 behind the building, and I saw your propane tank
20 on the left --

21 MR. PATEL: Yeah.

22 MR. WARD: -- and everything else. But
23 what I'm saying is where you are proposing, it's
24 black.

25 MR. PATEL: That's next to the Dumpster

1 Orange Lake Motel - UHaul Rentals

2 area.

3 MR. WARD: Yeah.

4 MR. PATEL: Okay.

5 MR. WARD: It's past that, yeah. But
6 it's just --

7 MR. PATEL: No, I mean, I understand,
8 definitely. If it's that pitch dark --

9 MR. WARD: Yeah.

10 MR. PATEL: -- then, you know, I'll
11 take your word for it. I'll check in with the
12 owner. We'll put something on the wall just to,
13 or turn the light that's there.

14 MR. WARD: Right. A motion, you know.

15 MR. PATEL: Yeah. No, good point.
16 We'll take a look at it.

17 MR. WARD: And the other thing is,
18 you're proposing four vehicles to be in there.
19 If you expand, if you make it six to ten, say
20 business does really good, I think you should be
21 coming back here to blacktop the rest of it to
22 make it the right way, instead of just expanding
23 parking on dirt and everything else. There's a
24 procedure.

25 MR. PATEL: That's up to the Board. If

1 Orange Lake Motel - UHaul Rentals
2 that's a condition, we'll take that as a
3 condition of approval for sure.

4 MR. WARD: Because I can see you
5 parking four, and all of a sudden there's six of
6 them, you know, overdoing it, where it's just
7 how would you -- we trust everything, but to
8 make it on paper to make it right.

9 MR. PATEL: Yeah.

10 MR. WARD: Please.

11 MR. PATEL: Sure.

12 MR. WARD: Thank you.

13 MR. PATEL: No problem. Thank you.

14 CHAIR EWASUTYN: Okay. Any other
15 questions, or Jim Campbell?

16 MR. CAMPBELL: No comments in addition
17 to what Pat has already written.

18 CHAIR EWASUTYN: I think Pat is saying
19 there now that you finished with the ZBA we do
20 have to refer it, because it's close to a state
21 highway, to the Orange County Planning
22 Department.

23 MR. PATEL: Okay.

24 CHAIR EWASUTYN: And also refer to the
25 DOT I think it's saying.

1 Orange Lake Motel - UHaul Rentals

2 MR. PATEL: Mm-hmm.

3 CHAIR EWASUTYN: So if you'll make, Pat
4 is away, but I'm sure he'll be back for the
5 start of the new week. You'll work with Pat as
6 far as Pat will circulate to the Orange County
7 Planning Department and also to the DOT.

8 MR. PATEL: Okay. So I'm assuming that
9 has not been done yet?

10 CHAIR EWASUTYN: No. We couldn't do
11 that until we receive --

12 MR. PATEL: The Zoning Board.

13 CHAIR EWASUTYN: -- ZBA approval.

14 MR. CORDISCO: Yes. If I may, it
15 requires formal action by this Board to send it
16 to the County Planning Department and the DOT.

17 MR. PATEL: Okay.

18 MR. CORDISCO: This is your first
19 appearance back.

20 MR. PATEL: So I should get in touch
21 with Pat next week?

22 MR. CORDISCO: He'll need additional
23 copies in order to make those referrals, so
24 he'll work with you on getting those in and
25 making that submission.

1 Orange Lake Motel - UHaul Rentals

2 MR. PATEL: Right.

3 MR. CORDISCO: When the plans go, if I
4 may, Mr. Chairman, when the plans go to the
5 Orange County Planning Department, they have
6 thirty days to review and comment on the
7 proposal, during which time this Board can't
8 take action. So getting that referral out, you
9 know, at your convenience would be helpful for
10 your timing.

11 CHAIR EWASUTYN: John Ward.

12 MR. WARD: One more question. It came
13 up at the Board, Board business. Are you
14 backing the vehicles in for the parking or --

15 MR. PATEL: No. The way it's laid out,
16 it just uses the same driveway that's there.

17 MR. WARD: Yeah.

18 MR. PATEL: And then they go in head
19 first.

20 MR. WARD: Right.

21 MR. PATEL: And that's how it's going
22 to be. So when they come out they're right
23 there.

24 MR. WARD: Are they backing out that
25 way?

1 Orange Lake Motel - UHaul Rentals

2 MR. PATEL: So not all the way there.
3 The idea is that they can just turn and use the
4 parking space and go out.

5 MR. WARD: And do you have room with
6 all four vehicles? That's why I'm asking.

7 MR. PATEL: So that if all four are
8 parked there, then they'll back out and go out.

9 MR. WARD: All right, that was
10 answered. Thank you.

11 MR. PATEL: Yeah.

12 CHAIR EWASUTYN: Okay, good.

13 MR. PATEL: Okay. Any other questions?
14 Thank you.

15 CHAIR EWASUTYN: Thank you.

16 MR. PATEL: Thank you for your time.

17 MR. WARD: Thank you.

18 CHAIR EWASUTYN: Someone make a motion?

19 MR. MENNERICH: I'll make a motion that
20 the application be referred to the Orange County
21 Planning Department and the New York State DOT.

22 MR. DOMINICK: I second that motion.

23 CHAIR EWASUTYN: May I have a roll call
24 vote, starting with Stephanie?

25 MS. DeLUCA: Aye.

1 Orange Lake Motel - Uhaul Rentals

2 MR. MENNERICH: Aye.

3 CHAIR EWASUTYN: Aye.

4 MR. DOMINICK: Aye.

5 MR. WARD: Aye.

6 CHAIR EWASUTYN: Well, it's kind of
7 like the shortest meeting ever, the quickest in
8 that sense. I can't speak for Charlie, I'm
9 very, very surprised. All right, someone make a
10 motion to close the meeting of the second of
11 December?

12 MR. MENNERICH: So moved.

13 MS. DeLUCA: Second.

14 CHAIR EWASUTYN: Motion by Ken
15 Mennerich, second by Stephanie DeLuca. May I
16 please have a roll call vote?

17 MS. DeLUCA: Aye.

18 MR. MENNERICH: Aye.

19 CHAIR EWASUTYN: Aye.

20 MR. DOMINICK: Aye.

21 MR. WARD: Aye.

22 (Time noted: 7:11 p.m.)

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T E

STATE OF NEW YORK)
) SS:
COUNTY OF ORANGE)

I, KARI L. REED, a Shorthand Reporter
(Stenotype) and Notary Public with and for the
State of New York, do hereby certify:

I reported the proceedings in the
within-entitled matter and that the within
transcript is a true record of such proceedings.

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

IN WITNESS WHEREOF, I have hereunto set
my hand this 19th day of December, 2021.

Kari L Reed

KARI L. REED