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STATE OF NEW YORK : COUNTY OF ORANGE
TOWN OF NEWBURGH PLANNING BOARD
----- X
In the Matter of

LAKESIDE SENIOR HOUSING
(2016-19)
21 Lakeside Road
Section 86; Block 1; Lots 39.22 & 39.23
IB Zone
----- X

INITIAL APPEARANCE
CONCEPTUAL SITE PLAN

Date: November 3, 2016
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 C. BROWNE
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: BARRY MEDENBACH

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

MR. BROWNE: Good evening. Welcome to the Town of Newburgh Planning Board meeting of November 3, 2016.

At this time I'll call the meeting to order with a roll call vote starting with Frank Galli.

MR. GALLI: Present.

MR. BROWNE: Present.

MR. MENNERICH: Present.

CHAIRMAN EWASUTYN: Present.

MR. DOMINICK: Present.

MR. WARD: Present.

MR. BROWNE: Thank you.

The Planning Board has professional experts that provide reviews and input on the business that's before us, including SEQRA determinations as well as code and planning details. I would ask them to introduce themselves at this time.

MR. DONNELLY: Michael Donnelly, Planning Board Attorney.

MS. CONERO: Michelle Conero, Stenographer.

MR. CANFIELD: Jerry Canfield, Town of

Newburgh.

MR. HINES: Pat Hines with McGoey,
Hauser & Edsall Consulting Engineers.

MR. BROWNE: Thank you.

At this time I'll turn the meeting over
to John Ward.

MR. WARD: Pleases stand to say the
Pledge.

(Pledge of Allegiance.)

MR. WARD: Please turn off your phones
or on vibrate. Thank you.

MR. BROWNE: This evening our first
item of business is Lakeside Senior Housing,
project number 16-19. This is an initial
appearance, concept plan, 102 units, being
presented by Medenbach & Eggers.

MR. MEDENBACH: Barry Medenbach.

MR. BROWNE: Thank you. Introduce
yourself.

MR. MEDENBACH: Sure. Barry Medenbach,
Professional Engineer. I have an office in Stone
Ridge, New York which is in Ulster County.

I brought some plans. Do you want me
to do a presentation?

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MR. BROWNE: Yes.

MR. MEDENBACH: This is 84, this is exit 6 I believe, this is Lakeside Road, and this is the hotel here.

MR. GALLI: The Sheridan. Four Points.

MR. MEDENBACH: Right. This is the Ice Time ice rink which we were involved in developing. This is actually the land that we retained when the ice rink was sold off. There's a road coming in here alongside the hotel that goes to a big gravel area in the back. The extension of that is where we propose the project. This is the hotel here, Lakeside. So coming in here. This road is developed to about here. It's paved. We would have to extend it into the site.

We're proposing three buildings that will contain a total of 102 senior housing units in accordance with your regulation. This property has a total area of about 19 acres.

There's a substantial State wetland in the back here with 100 foot buffer. There's also an Army Corp of Engineers wetland associated with the pond. There's a pond that is situated

1 between the ice rink and the hotel. So we
2 subtracted those areas from the developable
3 portion of the property and we have the net area.
4 It's like 9. -- it's almost 10 acres, 9.98 acres.
5 That would be the dark green area we show here.
6 We would develop this in accordance with the Town
7 Zoning Code that allows senior housing. There's
8 a density requirement where they allow
9 one-bedroom units at 12 per acre and two-bedroom
10 units at 10 per acre. We provided the
11 calculation here.

12 We also have the rights to have an
13 emergency driveway through the ice rink property.
14 We would be constructing another road here.

15 In fact, where is the other plan? I
16 have a blowup of the site we're developing. This
17 is the parking lot for Ice Time. We have a
18 connection ability to -- this would just be for
19 emergency vehicles. We'd probably put a break-
20 away gate or something here so you wouldn't have
21 normal traffic.

22 In preparing the plan we've met with
23 the DEC and had the wetlands verified, mapped
24 out. If you go to the DEC website, they show
25

1 this wetland connected to the Army Corp's but
2 that is not the case. That has never been the
3 case. The DEC has verified that. We had a
4 wetlands biologist delineate the wetland down to
5 here, to the Army Corp. There's a land mass in
6 between. This one flows in the northerly
7 direction to Orange Lake, this one flows south
8 under 84 and, I don't know, onto other areas.

10 The three buildings would be kind of in
11 a line here. We laid the parking lot out as close
12 as we could to the buildings. Since this would
13 be seniors, we tried to keep the parking close.
14 We could have put a parking lot here or something
15 but I don't think that serves the tenants well.
16 We tried to spread them out. We would have
17 handicap access all the way through the site.
18 There's a couple areas, because of grading, where
19 we would put some steps.

20 The way the buildings are laid out,
21 this one would have an entrance on both sides,
22 ground floor. They're three-story buildings.
23 I'll show you the elevation in a minute.

24 This building in the middle here would
25 also have two entrances, in the front and back.

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The third building, because of the slope, the back entrance would be on the second floor. So the first floor would be entranced here.

The buildings will be equipped with elevators.

We would have to sprinkler the buildings just because of their size.

This is a rendering we had put together by the architect showing the building. All three buildings would look very similar. Three stories. We tried to make some nice, very inviting entrance, a very large covered entranced area with some outside seating. That would be on both sides of the building. Then we'd have a big lobby area inside where there would be an elevator servicing the units.

As I said, there's a mix of 72 two-bedroom units and 30 one-bedroom units.

Any questions?

CHAIRMAN EWASUTYN: When do you want to start construction?

MR. MEDENBACH: December.

CHAIRMAN EWASUTYN: Now we'll open the

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meeting up for comments.

MR. GALLI: The parking around the building, the parking on the side of the building, in between the two buildings, --

MR. MEDENBACH: Like in here.

MR. GALLI: -- where would you put fire apparatus if you had to get fire trucks in there?

MR. MEDENBACH: We'll have to discuss that. I mean these are 24 -- is it 24? 24 foot aisles which are really wide enough for a fire apparatus. I think if one of these buildings was on fire, I don't think they would want to put an apparatus between the two buildings. I think they would want to be staged somewhere, not that close to the building.

MR. GALLI: How wide is the road coming in? 20 feet?

MR. MEDENBACH: We're showing 20 feet now. I saw there's some comments that we got this week. If the requirement is for wider, we could widen it. That is what I thought was the minimum for two-way traffic. It was actually called out on the subdivision plat.

MR. GALLI: So the closest entrance for

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the people parked on the side is to walk all the way around the back or walk all the way around the front?

MR. MEDENBACH: There are entrances on the sides. There's a staircase at either end of the building and a central elevator in the center. So you would have access basically on four sides.

MR. GALLI: Okay. No pool or no any of that kind of stuff?

MR. MEDENBACH: No swimming pool. Every building on the down -- on the first floor will have a room that will be set aside for either rec or meetings or whatever. The building at the end that has a split because of the lower floor, the back of the building would be all underground basically. We wouldn't have any apartment units there. We would have multiple rooms there. Some of them could be setup for storage for tenants, maybe if they have bicycles, things like that. We would think that each building would have an exercise room, maybe a community room. Also, when we develop the landscaping plan we want to put some hiking

1 trails in. It's really quite lovely back here.
2
3 There's like a high point back here where we
4 thought we'd put like a gazebo or something where
5 people could gather out here. We do have some
6 plans to develop it for some outside recreation.

7 MR. GALLI: That's fine.

8 CHAIRMAN EWASUTYN: Mike Donnelly may
9 have some questions. You mentioned a subdivision
10 plan. That may relate to the -- Mike, do you
11 want to talk about that now?

12 MR. DONNELLY: Yes. I've given Mr.
13 Medenbach a copy of my letter. He has with him
14 the subdivision map referred to in the note, and
15 I think he gathered that the issue is -- maybe
16 you can put it up there and show it to Pat. The
17 issue is whether or not that access way was shown
18 on that filed map as an access way for that
19 purpose.

20 MR. MEDENBACH: I don't know how
21 legible this is. There are basically four lots,
22 although you just see three here. The fourth lot
23 would be the lot the ice rink is on, which was
24 the remaining lands that they approved, I think
25 it was 1989. There's a three-lot subdivision.

1 We own two of the lots, 2 and 3. Lot 1 has the
2 hotel on it. There's a 50-foot right-of-way that
3 goes all the way back to lot 3. There's
4 provisions for a private road. There's a filed
5 maintenance agreement on it.
6

7 MR. DONNELLY: So then it's shown as a
8 private road. What we'd need for the file is a
9 copy of that map. If you'd get us the easement
10 and maintenance agreement.

11 MR. MEDENBACH: That was actually
12 submitted.

13 MR. DONNELLY: Okay.

14 MR. MEDENBACH: It's in the development
15 plan we submitted. It's in the appendix to that.
16 Do you want me to leave this copy with somebody?

17 CHAIRMAN EWASUTYN: Mike Donnelly.

18 MR. DONNELLY: I'll take it. Thank
19 you.

20 MR. MEDENBACH: I don't know the
21 conditions under which that subdivision was
22 approved, whether there was an open development
23 district at that time or not. I don't think it's
24 a complicated process.

25 MR. DONNELLY: It sounds like it's

1 shown as a private road.

2 MR. MEDENBACH: It was shown as a
3 private road but I think there was a provision --
4 if I'm not mistaken, there are some notes on it.
5 There may have been a provision for it to be
6 dedicated.
7

8 MR. DONNELLY: It's actually given a
9 name, Pond View Drive.

10 MR. MEDENBACH: I probably should show
11 that on the map.

12 CHAIRMAN EWASUTYN: Was it John
13 McDermott who signed it or Joe Favino?

14 MR. DONNELLY: It looks like Favino.

15 I'll send you a follow-up letter. I
16 think that takes care of the issue.

17 MR. MEDENBACH: Okay.

18 CHAIRMAN EWASUTYN: Jerry, do you want
19 to talk about widths for emergency --

20 MR. CANFIELD: Thank you. Even though
21 it was a 1989 approved map, since then, Barry, in
22 2010 the International Code -- the International
23 Fire Code developed a fire access road appendix
24 which is enforceable. So even though it's a
25 previously approved road, per today's standards,

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to obtain a building permit, the fire code requirements would apply to this.

MR. MEDENBACH: Right.

MR. CANFIELD: A 20-foot width may be okay but you're going to bring in a water main. There are special provisions for roadways with hydrants on them.

MR. MEDENBACH: Right.

MR. CANFIELD: In that fire code, that appendix, you can reference what the requirement will be.

MR. MEDENBACH: Do you know the section of the code offhand?

MR. CANFIELD: I'm sorry?

MR. MEDENBACH: Do you know the section of the code?

MR. HINES: It's appendix D.

MR. CANFIELD: Thank you. It's appendix D.

Also, while we're on the topic, not only the access road but that appendix also addresses aerial access. Any structures over 30 feet in height, and these buildings I believe are three stories, so 36 to 40 feet probably is what

1 we'll probably be looking at, in the vicinity of
2 the building the road width must be 26 feet.
3 That's to facilitate the width of an aerial
4 device with it's outriggers.
5

6 MR. MEDENBACH: Okay.

7 MR. CANFIELD: I think you in some
8 areas show 24. That will have to be increased.

9 In addition to Frank's comment about
10 the access of fire apparatus, as this plan
11 develops, at some point probably we'll need to
12 see a turning access plan, --

13 MR. MEDENBACH: Sure.

14 MR. CANFIELD: -- like a mock computer
15 plan.

16 MR. MEDENBACH: We can do that. If you
17 give me the vehicle -- the specifications.

18 MR. CANFIELD: Right. So you can
19 display to us a vehicle can maneuver throughout
20 the site and setup properly.

21 While we're also on accessibility, one
22 of Pat's comments was about the parking and the
23 vicinity. The jurisdictional department has a
24 100 plus foot tower ladder that I think even with
25 the 18 foot width -- or length parking space and

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a 36 foot, 40 foot high building, they should
still be able to maintain to get to the roof.

MR. MEDENBACH: Okay. We're estimating
the buildings are about 42 feet to the peak.
They have sloped roofs.

MR. CANFIELD: Okay.

MR. MEDENBACH: So is that something I
could maybe meet with you and go over?

MR. CANFIELD: Absolutely. Absolutely.

MR. MEDENBACH: I'll just give you a
call.

MR. CANFIELD: Give the office a call
and we can setup an appointment.

MR. MEDENBACH: Okay.

MR. CANFIELD: That's all I have, John.

CHAIRMAN EWASUTYN: Cliff?

MR. BROWNE: Right now I'm good
conceptually.

CHAIRMAN EWASUTYN: Ken Mennerich?

MR. MENNERICH: I realize it's early
and there's no landscaping plans at this time.
Basically it's a wooded site now, the entire
site?

MR. MEDENBACH: Yes.

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MR. MENNERICH: What are your thoughts about the type of landscaping you would --

MR. MEDENBACH: Well, first of all we're going to try to do the minimum amount of grading as possible to preserve that perimeter of the wooded area, the trees. It's not like an ancient forest. It's probably 50, 60 years old. There are some nice trees. We're trying to minimize any grading along this back area so we can preserve as many trees as we can, and then of course in here. Obviously we have to pretty much clearcut where the buildings go. We will relandscape it. We don't have a landscaping plan at this point.

I don't know, does the Town have a landscape consultant they use at this point?

CHAIRMAN EWASUTYN: We don't. I'll give you an example. I'll give you an example of a nice community.

MR. MEDENBACH: Okay.

CHAIRMAN EWASUTYN: I think what we're looking -- following Ken Mennerich's concept, I think Stewart Woods on Stewart Avenue is a community that offers a lot as far as

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landscaping. There's amenities outside of the building.

What I've never been able to comprehend, and I am a senior, and I probably don't agree with you but that's my difference, when you say I could put parking here but that wouldn't work because it's too far for a senior, I question that --

MR. MEDENBACH: Yeah.

CHAIRMAN EWASUTYN: -- because I don't understand why in today's world people want to isolate a senior within a building like a mouse and say you go from this compartment to that compartment and you stay active. I think of life as being different. Again, they're tired of hearing this. In Manhattan where you have seniors, you walk five blocks to buy your groceries, --

MR. MEDENBACH: Sure.

CHAIRMAN EWASUTYN: -- you carry your groceries five blocks to get home. So why when we move into the suburbs do we have to have drive-through aisles so people don't get out of their car? Why do we have to have handicap

1 parking for everyone in the community so everyone
2 can park within the first five stalls? So in
3 some senses I don't understand what you mean by a
4 senior. Who are you designing it for and why do
5 they have to give up their life once they move in
6 there?
7

8 MR. MEDENBACH: You're absolutely
9 right. If it's the Board's pleasure we can
10 create some of the parking remote from the
11 building. It's just been my experience from
12 developments, not just the project owners but
13 even from tenants where I've been involved, they
14 all want to park close to the building. They're
15 auto dependent. I have parents who lived in a
16 senior housing project, unfortunately they both
17 passed away, but I saw what goes on there. They
18 all fight over the parking spots that are close
19 to the door. That's just -- so it's just the
20 amenity they like. They like to have short
21 distances.

22 Now, the senior citizen, this is 55 and
23 older. Probably a lot of us here qualify for
24 this housing.

25 CHAIRMAN EWASUTYN: What do you see the

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average age of the senior that would live in
there? What are you designing for?

MR. MEDENBACH: Active adults. Active
working seniors, 55 and older.

CHAIRMAN EWASUTYN: What age?

MR. MEDENBACH: Probably 60, 65.
There's no assisted living here, although we
could accommodate people who have mobility
issues. I don't think it's going to attract that
kind -- I think it's going to attract older
people who are empty nesters who are maybe still
working and they want to downsize from a large
home where they have a lot of maintenance. I
have clients who come into my office all the
time, builders mostly, who say they need to
provide this type of housing for people they
built mansions for in the past and they all want
to downsize and move into nice apartments. I
think that's the market that would really drive
this.

CHAIRMAN EWASUTYN: Would you be
building the project or selling the project?

MR. MEDENBACH: We're open to sell it.
We'll build it if necessary. We're moving in that

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direction, you know, to build it.

CHAIRMAN EWASUTYN: Have you
experienced building projects like this?

MR. MEDENBACH: Yeah. Yeah. I've been
involved --

CHAIRMAN EWASUTYN: Something of this
size?

MR. MEDENBACH: I've worked on projects
much bigger than this.

CHAIRMAN EWASUTYN: That you've owned
and you've built?

MR. MEDENBACH: Not that I've owned.

CHAIRMAN EWASUTYN: That was my
question to you. Are you owning and building it
or do you plan on --

MR. MEDENBACH: That's a possibility.

CHAIRMAN EWASUTYN: -- selling it?

MR. MEDENBACH: There are a couple of
investors who are involved in this. We're not --
if somebody wants to come along and buy it after
it's approved, that would serve our needs finely.
If nobody does, we'll build it out and look at
this as really retirement income.

CHAIRMAN EWASUTYN: Ken, I'm sorry, I

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interrupted you.

MR. MENNERICH: No.

CHAIRMAN EWASUTYN: Dave Dominick?

MR. DOMINICK: Barry, going off of what Ken and John just said and your own words, you're designing this for an active adult -- elderly adult active lifestyle.

MR. MEDENBACH: Yes.

MR. DOMINICK: I think you're missing the market, especially in the outdoor area. There's no amenities. You said you might put a gazebo in. Well maybe you should. And park benches. You should put a gazebo in, you should put park benches in.

MR. MEDENBACH: We intend to do that. Yes. We absolutely intend to do that. This is a very nice site. If you look at the aerial map, it's -- I think it's uniquely situated. It's kind of in the heart of a lot of things but it's surrounded by a lot of open space. There's a lot of wetlands here. When you come into the back of this property, it's really pristine back here. We want to take advantage of that by putting some hiking trails, some gazebos and make this a very

1 attractive place to live. People who come off
2 the Interstate, off of 17K, in less than a mile
3 they could be at a very nice, secluded area for
4 living. That's what we're looking at. We've
5 given a lot of thought to how to utilize this
6 land. Senior housing was suggested to us many
7 times and we keep coming back to it. We looked
8 at warehousing back here, we looked at another
9 hotel back here. We looked at a lot of different
10 things and we keep coming back to senior housing.
11 It seems to be the best, most practical use of
12 this property.
13

14 MR. DOMINICK: So if you do include
15 gazebos and park benches other than the benches
16 under the alcove by the main entrance. Nobody
17 wants to hang out at the main entrance. There's
18 cars going in and out. They want a nice secluded
19 picnic type area.

20 MR. MEDENBACH: They do. There's also
21 that community effect by having people living
22 together and having gathering places. I've
23 experienced this in a senior housing project I
24 was involved in where people, particularly the
25 retired people, they want to hang out and they

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want to socialize.

CHAIRMAN EWASUTYN: Where was that?

MR. MEDENBACH: That was in Ellenville.

CHAIRMAN EWASUTYN: Okay.

MR. DOMINICK: Right. I agree with that. Instead of secluding them to the confines of inside the four walls, open up the outside.

MR. MEDENBACH: Absolutely. We have every intention of doing that.

MR. DOMINICK: There's nothing, nothing in the entire vicinity for them to do outside. Ice Time, they're not going there.

MR. MEDENBACH: I think they will because there's a lot of people who come and spectate. I know at one point we had senior skating periods in the middle of the day. There's a lot of activities where people could come and sit on the bleachers and watch. It is open. I think that that will be somewhat of an attraction to people.

You're right, I mean pedestrian access to anywhere else around here doesn't exist.

MR. DOMINICK: Okay.

CHAIRMAN EWASUTYN: What would you

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assume the average rental price would be for a one-bedroom, two-bedroom?

MR. MEDENBACH: We've talked about that a little bit. We'd go with fair market.

MR. DOMINICK: What's that value?

MR. MEDENBACH: What's that?

MR. DOMINICK: What's the value of that right now?

MR. FEINBERG: If you go to Stewart Woods, they're up to like 1,695. They're getting up there. We modeled a lot of this after Stewart Woods. I don't know if you know it but there's a long waiting list to get in over there. We think there's a demand for that very similar type of housing. That just influenced a lot of how we designed this.

CHAIRMAN EWASUTYN: The owner of Stewart Woods actually built the project, owns the project, and he's done a nice job.

MR. FEINBERG: A beautiful job. He's shared information with us about it. He very well may be building this one. We don't know.

MR. HINES: This being senior housing in this zone, the unit size. The zoning only

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permits 700 square foot maximum single family --
single bedroom and 900 square foot two bedroom.

MR. MEDENBACH: We submitted floor
plans at that size.

MR. HINES: That's a very difficult
product than the Stewart Woods product.

MR. MEDENBACH: No. That's exactly the
same. It's almost the same size. I have their
building plans. We studied them and we really
did model this after that.

CHAIRMAN EWASUTYN: He has the canopy
when you pull up and then he has canopies over
the side entryway.

MR. MEDENBACH: I didn't bring the
floor plans but they have been submitted in the
development plan. In the back of it there's a
couple of floor plans. We put a lot of thought
into laying out the floor plans. Actually, I
think this is a -- the floor plan I think is a
bit of an improvement.

CHAIRMAN EWASUTYN: For the record, you
spoke, we don't have your name.

MR. FEINBERG: I'm sorry. Jay
Feinberg. I'm a principal in this.

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CHAIRMAN EWASUTYN: You saw the amenities that the owner of Stewart Woods has. You saw the trail that he has, the landscaping and such.

MR. FEINBERG: Our intention is to follow that same type of pattern and do very similar kind of outdoor --

CHAIRMAN EWASUTYN: Jerry, that height of 42 feet, that's a permitted height? Pat?

MR. CANFIELD: Let me look, John.

MR. HINES: It may be 35.

CHAIRMAN EWASUTYN: I was wondering about that when he said 42.

MR. MEDENBACH: I couldn't find any limitation to height for the senior housing. In fact, that brings up the issue of the bulk zoning. It's all blank. The only criteria is what is in the subsection for senior housing, unless I'm missing something. That was a question I had, are there other bulk requirements I'm not aware of?

MR. HINES: I think they may be set by the Town Board in this process.

MR. DONNELLY: 185-48 says the Town

1 Board may permit housing, which means we have to
2 refer it to them and they give a granted
3 permission. Maybe it shows up there.
4

5 MR. MEDENBACH: But I don't think there
6 are any hard, set standards for height, setback,
7 even area until you go to the senior housing
8 which really only establishes density.

9 MR. HINES: It gives the Town Board the
10 flexibility to adjust those in there. When we
11 talked at work session, typically we need to get
12 closer to a negative declaration before we refer
13 it to the Town Board. That's usually what they
14 want. We had a conversation regarding that at
15 work session.

16 MR. MEDENBACH: Okay. Pat, to answer
17 your one question, you asked me to put the bulk
18 schedule on --

19 MR. HINES: That does address that.

20 MR. MEDENBACH: There is no bulk
21 schedule.

22 MR. HINES: Eventually there will be.

23 MR. MEDENBACH: We'll propose a bulk
24 schedule basically.

25 MR. HINES: Yes.

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CHAIRMAN EWASUTYN: John Ward?

MR. WARD: Basically what we're saying is we're looking at a plain Jane building. As you know, you look at the other projects where if we looked at it and seen a gazebo, trails and -- like I'm familiar with Thore Village down in Rockland. For seniors all the way they had benches. They all sit there on tables, playing cards outside during the day. They're doing things, not just going inside and -- you know, it's a community, they're playing cards, whatever it is, and they're moving.

MR. MEDENBACH: Yes.

MR. WARD: Basically that's what we're trying to say. If we saw it on the plans it would be different. I know it's your initial time but that's what we're looking for, not just apartments.

At the same time, you have one dumpster. We were talking at work session possibly one per building because people are going from one building to go dump their garbage.

MR. MEDENBACH: One what was that?

MR. WARD: Dumpster. Garbage.

1
2 MR. MEDENBACH: Well, you know, that is
3 up to management. On other facilities I worked
4 on they want to have one central pick-up area.
5 In some cases they collect garbage from the
6 tenants who bring it there, the management will
7 do that. People will, you know, on their way out
8 they'll stop and throw it in the dumpster. One
9 central location in an apartment complex seemed
10 to be the trend these days as opposed to having
11 multiple ones. The thing I want to point out is
12 that that dumpster/recycling area, that needs to
13 be managed by the management, not the tenants.

14 MR. WARD: Okay.

15 MR. MEDENBACH: I don't think that's
16 really a big problem.

17 MR. WARD: That answered the question.

18 Another thing, your entrance coming in,
19 is that going through the parking lot where the
20 hotel is?

21 MR. MEDENBACH: No.

22 MR. WARD: It's a separate entrance?

23 MR. MEDENBACH: It's adjacent to the
24 hotel. In fact, I don't have a really good
25 picture of that. You come in here and then you

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make a left and go into the parking lot. Or if you go to the very back there's another entrance to the back parking lot. This is like a through road. If you drive back there, you go to the back and there's a big open gravel area that I know with the prior hotel they used to have tractor trailers.

MR. WARD: That's why I'm asking.

MR. MEDENBACH: Right now they have some storage trucks, and they're actually over the property line.

MR. WARD: I'm asking that because you want to make sure they don't access in there, whether it's a small box truck or whatever.

CHAIRMAN EWASUTYN: The storage trucks or the containers that are parked in the back?

MR. MEDENBACH: They're like bodies, truck bodies.

CHAIRMAN EWASUTYN: There's four or five of them sitting there.

MR. MEDENBACH: I assume there's something in them. I don't know that.

MR. GALLI: Cargo containers.

CHAIRMAN EWASUTYN: That's what they

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are.

MR. FEINBERG: I think it's leftover
from their construction.

CHAIRMAN EWASUTYN: That's what I kind
of thought, too.

MR. FEINBERG: It could be, yeah.

CHAIRMAN EWASUTYN: Pat Hines?

MR. HINES: We touched on a lot of my
comments in the conversation here. I know Barry
has them to go through. I don't know if we want
to hit each one. Most of them we hit either now
or at work session.

We had discussed pedestrian access to
Lakeside Road. The Board seemed to think that
wasn't something they were interested in. That
doesn't get you anywhere.

MR. MEDENBACH: We're not looking for
pedestrian access out to Lakeside. Okay.

CHAIRMAN EWASUTYN: You know, it's
funny, you talk about people bicycling. I think
you mentioned bicycling. My only comment to that
is they would -- it's fine, they would just get
on their bicycle and bicycle out to Lakeside Road
and go wherever they want to go.

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I guess the question really is whether we want it or do you think that would be part and parcel of your community?

MR. MEDENBACH: Well I don't see the sidewalk taking anybody anywhere. The only reason I could see a sidewalk is maybe if there were maybe guests of the people staying here, were staying at the hotel and they had some pedestrian way back and forth. I don't think there's really that much traffic on the road. I mean if it's the Board's pleasure to put some kind of sidewalk at least to their parking lot, we certainly wouldn't object to that. There's nothing to connect pedestrian wise out to Lakeside.

MR. DOMINICK: Do you see any type of bus shelter or stand near Lakeside Road?

MR. MEDENBACH: You know, I'll tell you, I'm not familiar with Orange County. Is there any kind of --

MR. WARD: They have --

MR. MEDENBACH: I know Ulster County does. They have a bus and they'll make stops at senior citizens.

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MR. HINES: Orange County has that.
It's run by Transit Orange. If you contact
them --

MR. MEDENBACH: You want me to contact
them and see if they would want to service this?

MR. HINES: The Board has done that on
other projects.

CHAIRMAN EWASUTYN: If you could.

MR. MEDENBACH: What was that again?
Transit --

MR. HINES: Orange.

MR. DOMINICK: If they say yes, I think
that changes the dynamic of our answer. I think
that would have some type of sidewalk leading to
it.

MR. MEDENBACH: We have lots of
circulation.

CHAIRMAN EWASUTYN: It would be a good
selling feature for the project if a bus did stop
there.

MR. MEDENBACH: Absolutely. We don't
object to that at all. A bus can easily go
around. We have a drop-off/pick-up area.

MR. WARD: They don't go inside areas.

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MR. MEDENBACH: They won't do that? In Ulster County they do. They'll actually go right up to the front door of an apartment building and pick up. They have a call in system. You can call in. Certainly we would accommodate anything like that.

MR. WARD: Would you have any access to Ice Time, like a walkway?

MR. MEDENBACH: Well, right now we have an easement that allows us emergency access through them. I'm sure that will come up, you know, with some kind of a pedestrian access. I mean it's a very simple little link here. I think that's just a matter of the management working with the Civic Center. I'm sure they wouldn't object to people coming there. That's why they're there. So it's a very easy connection. It's almost the same elevation grade, so it's not even a hill or anything. A very simple connection.

CHAIRMAN EWASUTYN: Pat, Michael, did we declare our intent for --

MR. DONNELLY: I think we can do that.

MR. HINES: At this point we can do

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that.

CHAIRMAN EWASUTYN: Would you happen to know, Barry -- we're thinking about this as far as 239-M of the Municipal Code and circulating to the Orange County Planning Department if you're within -- do you think you're within 500 feet of 17K?

MR. HINES: Or 84 for that matter.

MR. MEDENBACH: I can tell you in a minute.

CHAIRMAN EWASUTYN: Because 84 would be heading east when you come out of the main entryway.

MR. HINES: It's close.

MR. MEDENBACH: That would be 500 feet within 17K or --

MR. HINES: 17K or 84.

MR. DOMINICK: Either one.

MR. MEDENBACH: I don't know if I have a scale on this map.

We're 600 feet from here to here. That's 600 feet. I don't think we're within 500 feet of either.

CHAIRMAN EWASUTYN: Good. Okay, Pat?

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MR. HINES: That's fine.

CHAIRMAN EWASUTYN: I'll move for a motion that we declare our intent for lead agency.

MR. GALLI: So moved.

MR. DOMINICK: Second.

CHAIRMAN EWASUTYN: I have a motion by Frank Galli. I have a second by Dave Dominick. I'll ask for a roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Anything else, Pat or Mike?

MR. HINES: I think that's all we can do right now.

MR. MEDENBACH: I have a question for Pat. On your item 4, City of Newburgh flow acceptance letter, I don't know what that is.

MR. HINES: That's for the sewer connection. The Town of Newburgh sewage is

1 treated at the City of Newburgh sewage treatment
2 plant. The Town owns capacity at that plant.
3 There's a process where that capacity is
4 allocated to a project. Sometime in the future,
5 it takes awhile to do, but as your project
6 becomes more defined you need to send Jim
7 Osborne, the Town Engineer, a letter identifying
8 the hydraulic loading based on unit count,
9 bedroom count. That will be forwarded to the
10 City and they'll approve the flow from the
11 project.
12

13 MR. MEDENBACH: So it's on a per
14 project basis?

15 MR. HINES: Yes. It's just the way the
16 City keeps track of the capacity that the Town
17 has at the plant. It can sometimes be a long
18 process, so the sooner the better. If your unit
19 count is fairly set you could do that now and
20 move that forward. The Town doesn't like to do
21 that if the project is not moving forward, so you
22 may want to get a little further on to make sure
23 that this is your project and that is the unit
24 count before you do that. It can take several
25 months and the Board can not act until they get

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that approval from the City based on the contract with the City.

MR. MEDENBACH: Got you. I'll get moving on that.

MR. MENNERICH: I was curious, did you get the memo from Ken Wersted --

MR. MEDENBACH: Yes, I did.

MR. MENNERICH: -- on traffic?

MR. MEDENBACH: Yes. He concurs with our traffic consultant, which makes us very happy.

CHAIRMAN EWASUTYN: I forgot Phil Grealy was with Maser now.

MR. MEDENBACH: That's right.

CHAIRMAN EWASUTYN: I haven't seen Phil's name in awhile.

MR. MEDENBACH: I think he knows this intersection pretty well.

CHAIRMAN EWASUTYN: Most of the Town of Newburgh, for that matter.

MR. DONNELLY: He's done every intersection in Orange County.

MR. MEDENBACH: I would just like to know the process, where we go from here with the

1 Planning Board, when you make a determination of
2 significance, when we get a referral to the Town
3 Board, when we have a public hearing. I guess we
4 need a referral to the County Planning Board,
5 too.
6

7 MR. DONNELLY: I don't think so.

8 MR. MEDENBACH: We don't need that
9 because of the 500 feet?

10 MR. HINES: You have to be within 500
11 feet. I think moving forward the Board is going
12 to look for you to address our comments, some of
13 the things we discussed tonight, come up with
14 more detailed plans.

15 MR. MEDENBACH: So I'd resubmit a set
16 of detailed plans next --

17 MR. HINES: Typically we want to have
18 the stormwater management issue resolved prior to
19 a neg dec. Water, sewer. That level of detail.
20 You're going to have to change your plan. I
21 think you're going to go with 26 foot wide access
22 roads because of the height of the buildings.

23 MR. MEDENBACH: We'll work that out
24 with fire access and all that before we develop
25 the full set of detailed plans.

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MR. DONNELLY: At some point you'll also need architectural approval which would require that you give us samples and a list of specifications of the materials.

MR. MEDENBACH: Right. We actually have a lot of that. When do we do that? Later on in the process?

MR. DONNELLY: I think when you know your building size and locations are fixed and you know where you're going.

MR. FEINBERG: What about the landscape? We have to finish designing the landscape.

MR. DONNELLY: That will be part of site plan.

MR. FEINBERG: I'm sorry?

MR. DONNELLY: That would be part of your site plan approval. Sooner rather than later would be helpful.

MR. MEDENBACH: So as of now you don't have an architectural landscape consultant?

CHAIRMAN EWASUTYN: We do the ARB approval. I generally look over the landscaping.

MR. MEDENBACH: Okay. I'll just submit

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it to this Board.

CHAIRMAN EWASUTYN: You'll put in calibers for deciduous trees, you put in height for evergreens, and then you specify whether it's barrel or gallon size.

MR. HINES: A project this size typically has a landscape architect submit to this Board rather than someone other than a landscape architect attempting to do that.

MR. MEDENBACH: Right. I just thought sometimes the aesthetic, you know, requirement.

CHAIRMAN EWASUTYN: I think when you go back to Harry Lipstein's project --

MR. MEDENBACH: Just look at that.

CHAIRMAN EWASUTYN: -- the River Birch, whether it's the evergreens. Harry has done a good job sort of picking the correct foliage.

MR. MEDENBACH: Okay.

CHAIRMAN EWASUTYN: Generally evergreens run 6 to 8 feet in height. Deciduous trees, calibers generally 2 1/2 inch caliber. Things like that.

MR. MEDENBACH: Okay. We'll be back. I'm sure we'll be communicating.

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Generally you want to see things what,
two weeks before a meeting?

CHAIRMAN EWASUTYN: I'd rather not talk
about dates until you're ready. Again, it was a
minor thing, but if there's a traffic report, you
know, we're not looking at the scales but the
Planning Board should always have a copy of
everything. It would probably be good if you
could send me a copy of the subdivision map.
We'll have Mike Donnelly hold on to that copy --

MR. MEDENBACH: Send you another copy?

CHAIRMAN EWASUTYN: -- and one copy to
Pat Hines so we all have that in the file.

MR. MEDENBACH: Mr. Chairman and Pat
Hines copies.

MR. HINES: Barry, did you have a
meeting with the neighbors? How did that go?

MR. MEDENBACH: It went very well. We
notified all the neighbors within 500 feet as
well as the people in Coldenham. We had a
meeting at the ice rink. We invited them. We
had, I don't know how many people.

MR. FEINBERG: 20, 25 people.

MR. MEDENBACH: 20, 25 people. They

1
2 were asking questions about whether we're going
3 to have washers and dryers in the apartment. So
4 I thought it went very well. Nobody had any real
5 solid objection to it except for one neighbor who
6 didn't seem to be happy with anything.

7 MR. FEINBERG: No names, please.

8 MR. MEDENBACH: We thought they were
9 very receptive.

10 CHAIRMAN EWASUTYN: Would you have
11 washers and dryers?

12 MR. MEDENBACH: I believe we do have
13 provisions for that, yeah.

14 CHAIRMAN EWASUTYN: Good.

15 MR. MEDENBACH: Thank you very much.

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17 (Time noted: 7:38 p.m.)
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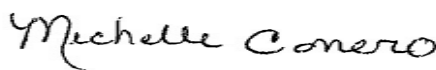
C E R T I F I C A T I O N

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 16th day of November 2016.



MICHELLE CONERO

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

- - - - - X
In the Matter of

SARVIS, LLC
(2016-09)

1 Balmville Road & 2 Stern Drive
Section 84; Block 5; Lots 34 & 33
R-3 Zone

- - - - - X

INITIAL APPEARANCE
CONCEPTUAL SITE PLAN

Date: November 3, 2016
Time: 7:39 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
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

APPLICANT'S REPRESENTATIVE: CHARLES BROWN

- - - - - X

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

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SARVIS, LLC

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MR. BROWNE: Our next item of business is Sarvis, LLC, project number 16-09. This is a lot line change being presented by Charles Brown of Talcott Engineering.

MR. BROWN: Thank you. Since our last meeting at which time this Board asked us to refer this to the City for comment, we got some very minor comments from the city engineer.

One, he wanted us to show you connections for both of the houses so he can update his maps. The water line for Sarvis's house goes right through the area that we were going to be transferring from one lot to another, so that solves that problem too. He doesn't need the easement for the water line.

Then we sent it back to the city engineer and we got a sign off from him. I think we pretty much have this all wrapped up.

CHAIRMAN EWASUTYN: Pat Hines?

MR. HINES: I concur. Our previous comments have been addressed. I did get a letter from the city -- copied on the letter from the city engineer, Jason Morris. His comments have been addressed.

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SARVIS, LLC

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Procedurally is the City going to stamp the plan approved as well?

MR. BROWN: What he asked me to do is -- after John's signature on it and the map is filed, to give him a copy of the filed map. That's all he asked me for.

MR. HINES: The City is not going to stamp it? We talked about that at work session. That's fine.

MR. BROWN: They just want a copy for their files so they can update their utility plans.

MR. HINES: We have nothing outstanding. It's a lot line so it doesn't require a public hearing.

CHAIRMAN EWASUTYN: Michael, conditions of approval?

MR. DONNELLY: The standard conditions, if the map note isn't already there it will need to be added that there are no buried utilities within or adjacent to the lot line that would be in violation of the Sanitary Code. We'll need the usual mylars. You have to file your map with the Real Property Tax Service, a copy of your

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SARVIS, LLC

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letter of transmitting the deed to the Orange
County Clerk, and provide us with a copy of the
deed with liber and page after it's returned.

MR. BROWN: Okay.

MR. DONNELLY: I'll send you a copy.

MR. BROWN: Very good.

CHAIRMAN EWASUTYN: I'll move for a
motion to grant approval to the Sarvis lot line
change subject to the conditions presented by
Planning Board Attorney, Mike Donnelly.

MR. GALLI: So moved.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: A motion by Frank
Galli. A second by Ken Mennerich. I'll ask for a
roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

Thank you.

MR. BROWN: Thank you.

(Time noted: 7:42 p.m.)

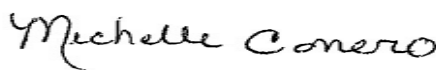
C E R T I F I C A T I O N

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 16th day of November 2016.



MICHELLE CONERO

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

- - - - - X
In the Matter of

ALL GRANITE & MARBLE
(2011-14)

Request for a Six-Month Extension
November 3, 2016 to May 3, 2017

- - - - - X

BOARD BUSINESS

Date: November 3, 2016
Time: 7:43 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
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

- - - - - X

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

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ALL GRANITE & MARBLE

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MR. BROWNE: Board Business. All Granite, project number 11-14, is asking for a six-month extension from November 3, 2016 to May 3, 2017.

CHAIRMAN EWASUTYN: I'll move for that motion.

MR. DOMINICK: Second.

CHAIRMAN EWASUTYN: I have a motion by John Ewasutyn. I have a second by Dave Dominick. Any discussion of the motion?

(No response.)

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

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Myself.

(Time noted: 7:43 p.m.)

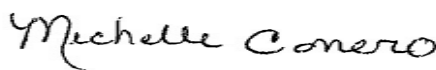
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blood or by marriage and that I am in no way
interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto
set my hand this 16th day of November 2016.



MICHELLE CONERO

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

- - - - - X

In the Matter of

PATTON RIDGE
(2012-18)

Request for a Six-Month Extension
November 7, 2016 to May 7, 2017

- - - - - X

BOARD BUSINESS

Date: November 3, 2016
Time: 7:44 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
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

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

- - - - - X

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

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PATTON RIDGE

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MR. BROWNE: Patton Ridge .

CHAIRMAN EWASUTYN: You may
not have gotten the revised one. It came in
on Tuesday.

MR. BROWNE: Patton Ridge Subdivision,
project number 2012-18, is asking for a six-month
extension of preliminary subdivision approval
that was given to Patton Ridge on November 7,
2013. The extended subdivision approval would
take effect on November 7, 2016 and remain in
effect through May 7, 2017.

CHAIRMAN EWASUTYN: Do I have a motion
to approve that?

MR. GALLI: So moved.

MR. DOMINICK: Second.

CHAIRMAN EWASUTYN: Motion by Frank
Galli. Second by Dave Dominick. I'll ask for a
roll call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye. Motion

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PATTON RIDGE

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carried.

That's the business of the evening.
I'll move for a motion to close the Planning
Board meeting of November 3rd.

MR. GALLI: So moved.

MR. DOMINICK: Second.

CHAIRMAN EWASUTYN: I have a motion by
Frank Galli and a second by Dave Dominick. Roll
call vote starting with Frank Galli.

MR. GALLI: Aye.

MR. BROWNE: Aye.

MR. MENNERICH: Aye.

MR. DOMINICK: Aye.

MR. WARD: Aye.

CHAIRMAN EWASUTYN: Aye.

(Time noted: 7:45 p.m.)

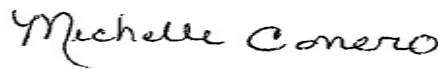
C E R T I F I C A T I O N

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 16th day of November 2016.



MICHELLE CONERO