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

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In the Matter of

BRACKEN 17 VENTURES, LLC
(2018-15)

Fleetwood Drive
Section 87; Block 2; Lot 1.2
R-1 Zone

----- X

PUBLIC HEARING
TWO-LOT SUBDIVISION

Date: November 15, 2018
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

ALSO PRESENT: PATRICK HINES
GERALD CANFIELD

APPLICANT'S REPRESENTATIVE: DARREN DOCE

----- X

MICHELLE L. CONERO
PMB #276
56 North Plank Road, Suite 1
Newburgh, New York 12550
(845)541-4163

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CHAIRMAN EWASUTYN: Good evening, ladies and gentlemen. We'd like to welcome you to the Town of Newburgh Planning Board meeting of the 15th of November 2018. It's 7:00 in the evening and we'll call the meeting to order with a roll call vote.

MR. GALLI: Present.

MR. MENNERICH: Present.

CHAIRMAN EWASUTYN: Present.

MR. BROWNE: Present.

MS. CONERO: Michelle Conero, Stenographer.

MR. CANFIELD: Jerry Canfield, Town of Newburgh.

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

CHAIRMAN EWASUTYN: At this time we'll turn the meeting over to Frank Galli.

MR. GALLI: Please stand for the Pledge.

(Pledge of Allegiance.)

MR. GALLI: Silence your cell phones or shut them off.

CHAIRMAN EWASUTYN: We have two items

1
2 of business this evening. The first one is a
3 public hearing for a two-lot subdivision, it's
4 Bracken 17 Ventures. It's on Fleetwood Drive in
5 an R-1 Zone. It's being represented by Darren
6 Doce of Vincent J. Doce Associates.

7 At this time Mr. Mennerich will read
8 the notice of hearing.

9 MR. MENNERICH: "Notice of hearing,
10 Town of Newburgh Planning Board. Please take
11 notice that the Planning Board of the Town of
12 Newburgh, Orange County, New York will hold a
13 public hearing pursuant to Section 276 of the
14 Town Law on the application of Bracken 17
15 Ventures, LLC, project number 2018-15, for a two-
16 lot subdivision known as Bracken 17 Ventures,
17 LLC. The project is located on Fleetwood Drive
18 at the intersection of Beechwood Road stub. The
19 site is designated on Town tax maps as Section
20 87; Block 2; Lot 1.2. The project is a two-lot
21 subdivision of a 2.72 plus or minus acre parcel
22 of property with access off of Beechwood stub
23 road. The project will be served by municipal
24 water and sewer. A public hearing will be held
25 on the 15th day of November 2018 at the Town Hall

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BRACKEN 17 VENTURES, LLC

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Meeting Room, 1496 Route 300, Newburgh, New York
at 7 p.m. at which time all interested persons
will be given an opportunity to be heard. By
order of the Town of Newburgh Planning Board.
John P. Ewasutyn, Chairman, Planning Board
Town of Newburgh. Dated 8 October 2018."

CHAIRMAN EWASUTYN: At this point I'd
like to turn the meeting over to Darren Doce.

MR. DOCE: As you heard, we're doing a
two-lot subdivision of a 2.7 acre piece. It's
going to have access -- a common drive access off
of Beechwood Circle. The lots sizes will be 1.42
acres and 1.29 acres. Single-family dwellings
are proposed to connect to Town sewer and water.

I received comments from Jim Osborne.
He wanted some revision to the services, to add a
manhole to the end of the existing line and
connect the sewer service to the manhole, and
then keep the water services on each respective
lot and connect into the water line in Fleetwood.

We also received the sewer flow
acceptance from the City of Newburgh.

I haven't submitted any revised plans
yet because I was waiting to see if anything came

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out of this public hearing. That's basically what's been done since the last meeting.

CHAIRMAN EWASUTYN: Any comments from Board Members. Frank?

MR. GALLI: No.

CHAIRMAN EWASUTYN: Ken?

MR. MENNERICH: No.

MR. BROWNE: No.

CHAIRMAN EWASUTYN: Pat, have you looked at -- are there any issues relating to the properties that are contiguous to this subdivision? Could they be possibly affected by drainage or runoff?

MR. HINES: Again, the project doesn't warrant a stormwater management study. There's just not that much impervious surface being added.

I did comment earlier on the sidewalk that's along the Beechwood stub. Darren was able to move the utilities out of that area so they wouldn't impact that. They're going into the stub road now.

MR. DOCE: I don't know if you saw Jim's --

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MR. HINES: I haven't seen the revised plans or Jim's comments.

MR. DOCE: Okay. The sewer lines won't impact that but now he wants both water lines in the shoulder. One of them is going to have to go under the --

MR. HINES: Cross that. Before I think they were parallel. We'll take a look at that.

I didn't see the City of Newburgh flow acceptance letter.

CHAIRMAN EWASUTYN: We did get that. I didn't send it to you.

MR. HINES: Okay. We didn't have any other outstanding comments.

The neighbors may have some concerns. They're currently parking at the end of that stub road just because it was available to them. That's going to become driveways now. They'll have to change their manner of parking. I drove out there one day and there were cars there. The Google Earth Maps actually show vehicles parked there as well.

MR. DOCE: Some cars do park even on Fleetwood in the road.

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MR. HINES: They were parking at the end of the stub where the driveways are proposed to come out.

Mike Donnelly has a common driveway --

MR. DOCE: That hasn't been done. I'll submit that to him.

CHAIRMAN EWASUTYN: Jerry Canfield, any questions or comments?

MR. CANFIELD: Nothing. I have nothing to add.

CHAIRMAN EWASUTYN: Let the record show there's no one here this evening from the public.

At this point I'll move for a motion to close the public hearing on the two-lot subdivision for Bracken 17 Ventures.

MR. GALLI: So moved.

MR. BROWNE: Second.

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

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

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CHAIRMAN EWASUTYN: Aye.

Can you give us the conditions for approval?

MR. HINES: The conditions would be to comply with Jim Osborne's comments, any outstanding comments that I have from the review. The City of Newburgh flow acceptance letter, that's been received. Mike Donnelly's approval of the common driveway access and maintenance agreements.

CHAIRMAN EWASUTYN: Having heard the conditions of approval for Bracken 17 Ventures from Pat Hines, our Planning Consultant, I'll move for that motion.

MR. GALLI: So moved.

MR. MENNERICH: Second.

CHAIRMAN EWASUTYN: 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. MENNERICH: Aye.

MR. BROWNE: Aye.

CHAIRMAN EWASUTYN: Aye.

Motion carried.

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(Time noted: 7:08 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 26th day of November 2018.

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

CBPS REALTY, LLC - SELF STORAGE
(2018-20)

North Plank Road
Section 35; Block 1; Lot 21.2
D-8 Zone

----- X

INITIAL APPEARANCE - SITE PLAN

Date: November 15, 2018
Time: 7:08 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

ALSO PRESENT: PATRICK HINES
GERALD CANFIELD

----- X

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CHAIRMAN EWASUTYN: The next item on the agenda is CPBS Realty, LLC. It's a self storage on North Plank Road.

Let the record show that there's no one here this evening to represent this project. We'll table any discussion or action.

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

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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

PATTON RIDGE SUBDIVISION
(2012-18)

Request for a Six-Month Extension
of Preliminary Subdivision Approval

Approval Granted
from November 7, 2018 through February 7, 2019

----- X

BOARD BUSINESS

Date: November 15, 2018
Time: 7:10 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

ALSO PRESENT: PATRICK HINES
GERALD CANFIELD

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CHAIRMAN EWASUTYN: The only other business we have this evening, Mr. Mennerich will read the notice for an extension.

MR. MENNERICH: This is dated November 5, 2018 and it's addressed to John Ewasutyn, Chairman, Town of Newburgh Planning Board, 308 Gardnertown Road, Newburgh, New York, regarding Patton Ridge Subdivision, Patton Road and New York State Route 52, Town of Newburgh, Tax ID 47-1-44, Newburgh Planning Board task project 2012-18. "Dear Chairman Ewasutyn, kindly let this letter serve to request a six-month extension of the preliminary subdivision approval that was granted the Patton Ridge project on November 7, 2013. We anticipate being back before your Board in the near future to initiate the final subdivision review process. As indicated in our last extension request, district formations have been completed, Health Department approval is near completion, as is the DEC sewer main extension. We are in the process of securing New York State DOT approval for the water

1
2 main utility connection within the New York
3 State Route 52 right-of-way. The extended
4 subdivision approval would take effect on
5 November 7, 2018 and remain in effect through
6 May 7, 2019. Should you have any questions
7 or require any additional materials, feel
8 free to contact our office. Respectfully,
9 Kirk Rother, PE."

10 Was the original project approved in
11 2013?

12 MR. HINES: Yes.

13 MR. MENNERICH: That far back?

14 MR. HINES: We haven't been copied on
15 any of the information. It's been kind of
16 stagnant. I don't if we want to have them update
17 this. The last request they gave us said they
18 would be back to see us in one month, back in
19 probably May. It hasn't been progressing. It's
20 up to the Board.

21 CHAIRMAN EWASUTYN: Can we move to
22 grant them a three-month extension with the
23 understanding that they should come back before
24 us by the end of that three months?

25 MR. HINES: Maybe give you a status

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report as to where they're at with those agencies.

CHAIRMAN EWASUTYN: What would be the date?

Is the Board in agreement with that?

MR. GALLI: Yes.

MR. MENNERICH: Yes.

MR. HINES: It would be February 7th.

CHAIRMAN EWASUTYN: Who would move for a motion to grant them a three-month extension until February 7, 2019, and at that time we would request that they come forward with a status update on the Patton Ridge project and their approvals?

MR. MENNERICH: So moved.

MR. GALLI: Second.

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

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

CHAIRMAN EWASUTYN: Aye.

I'll move for a motion to close the

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Planning Board meeting of the 15th of November.

MR. GALLI: So moved.

MR. MENNERICH: Second.

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

MR. GALLI: Aye.

MR. MENNERICH: Aye.

MR. BROWNE: Aye.

CHAIRMAN EWASUTYN: Aye.

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

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Michelle Conero

MICHELLE CONERO