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

----- X
In the Matter of

DOLLAR GENERAL
(2023-25)

242 South Plank Road
Section 60; Block 2; Lot 65
B & IB Zones

----- X

SITE PLAN

Date: May 2, 2024
Time: 7:00 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
CLIFFORD C. BROWNE
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: ZACHARY PETERS

----- X

MICHELLE L. CONERO
Court Reporter
845-541-4163
michelleconero@hotmail.com

1 Dollar General

2 CHAIRMAN EWASUTYN: Good evening,
3 ladies and gentlemen. We'd like to
4 welcome you to the Planning Board
5 meeting of the 2nd of May 2024.

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

8 MR. DOMINICK: Present.

9 MS. DeLUCA: Present.

10 MR. MENNERICH: Present.

11 CHAIRMAN EWASUTYN: Present.

12 MR. BROWNE: Present.

13 MR. WARD: Present.

14 MS. CONERO: Michelle Conero,
15 Stenographer.

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

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

20 CHAIRMAN EWASUTYN: At this point
21 we'll turn the meeting over to
22 Michelle Conero.

23 MS. CONERO: Please stand for
24 the Pledge.

25 (Pledge of Allegiance.)

1 Dollar General

2 MS. CONERO: Please silence your
3 cellphones.

4 CHAIRMAN EWASUTYN: This evening we
5 have listed four items of business.
6 The third item, Tesla EV charging
7 stations, isn't going to appear for
8 tonight's meeting.

9 At this point, the first item of
10 business is Dollar General, project
11 number 23-25. It's here for a site
12 plan. It's located at 242 South
13 Plank Road in a B and IB Zone. It's
14 being represented by Zachary Peters, is
15 it?

16 MR. PETERS: Yes, sir. Zachary
17 Peters with Mercurio-Norton-Tarolli-
18 Mashall, engineers and surveyors for
19 the project.

20 I'll just try to give a brief
21 overview of where we are at. Last
22 time we came in with the updated
23 sketch plan. We received a couple of
24 variances for the building setback.
25 Since that time we developed the full

1 Dollar General

2 detail site plan, and also a SWPPP
3 has been prepared and submitted.

4 I think we're essentially just
5 looking for comments on that and what
6 the next steps on the application
7 would be to move forward once the
8 Board is comfortable.

9 The applicant is currently working
10 on -- we had submitted, I believe, a
11 preliminary elevation view for the ARB
12 of the building. I think there were a
13 couple of comments. They're working
14 on getting that updated. We'll have
15 that resubmitted shortly as well for
16 your consideration.

17 Just to touch on a couple of the
18 changes to the project. When we were
19 here last time, the applicant had been
20 looking at completing a subdivision,
21 taking off this extra portion of the
22 lot to try to recoup some of the
23 expenses of the development. Since
24 that time, that's not really viable, so
25 no subdivision is proposed now.

1 Dollar General

2 It's all going to remain the one lot.

3 That allowed us to remove the access

4 drive that was going to pass through

5 here, we reduced the impervious

6 coverage and it gave us additional

7 room to do additional stormwater. I think all

8 around that's an improvement

9 for the site.

10 We also swapped, I think it was

11 four or five parking spaces that were

12 shown over on this side and moved them

13 over here. The Board had a concern

14 just about delivery trucks potentially

15 blocking spaces there. It's impacting

16 fewer spaces. Now there's only four

17 on the side here. Again, it gave us

18 a little bit more area to do stormwater

19 over on this side of the building.

20 That's kind of the overview. If

21 you have any questions, I'm happy to

22 address them.

23 CHAIRMAN EWASUTYN: Comments from

24 Board Members. John Ward?

25 MR. WARD: I recommend a stonewall

1 Dollar General

2 along 52, --

3 MR. PETERS: Okay.

4 MR. WARD: -- 24 inches to 30
5 inches high and 24 inches wide.

6 MR. PETERS: Okay. We've shown
7 some landscaping along there as well. We
8 can look at incorporating that. I don't
9 know if it's something the Board
10 wants across the entire frontage or
11 it may be broken up with the landscaping,
12 just to kind of break up the frontage.
13 We'll look at it.

14 MR. WARD: Thank you.

15 MR. BROWNE: During work session we
16 talked about the drainage on the site. You're
17 proposing a sheet drain, you're
18 not doing the curbs. Can you talk about
19 that a little bit?

20 MR. PETERS: Sure. Because the
21 site is so flat now getting up to the
22 site. The site is flat, but the
23 elevation here is a little bit higher.
24 Coming in on this access point, there's
25 not a lot of elevation change to have

1 Dollar General

2 a traditional curb and then get into
3 like catch basins and pipes. That
4 really drops everything down. With
5 what we've shown off the road here,
6 everything kind of sheet flows
7 through the site now. We've got the
8 proposed sidewalk. The final grading
9 along the building -- there is a curb
10 that's proposed along the front of
11 the building for the sidewalk there.
12 Everything else is proposed to kind of
13 sheet flow down and pass through
14 this gravel diaphragm along the edge of
15 the parking lot. That's a
16 requirement from the DEC. It flows
17 through that and goes right into the
18 stormwater basins there.

19 MR. BROWNE: Thank you.

20 CHAIRMAN EWASUTYN: Additional
21 comments from Board Members?

22 MR. DOMINICK: Yes, John.

23 CHAIRMAN EWASUTYN: Okay.

24 MR. DOMINICK: Zachary, I agree
25 with John. If you could incorporate that

1 Dollar General

2 stonewall to be one continuous wall. It
3 will bring character to the building.

4 At work session we talked briefly
5 about lighting. You have aerial lighting
6 on the building, nothing in the parking
7 lot?

8 MR. PETERS: Correct. All the
9 lighting is proposed to be wall mounted.
10 There is a lighting plan that has all
11 the nitty-gritty details. That will
12 basically provide the coverage through
13 the access aisles in the parking lot.
14 There are no freestanding light fixtures
15 proposed.

16 MR. DOMINICK: Thank you.

17 CHAIRMAN EWASUTYN: Additional
18 comments from Board Members?

19 MR. MENNERICH: I think the changes
20 you've made have been a big improvement
21 for the site.

22 MR. PETERS: Thank you.

23 CHAIRMAN EWASUTYN: Signage would
24 be something we'll be looking at
25 later on?

1 Dollar General

2 MR. PETERS: Correct. I believe
3 they're going to incorporate that in with
4 the building elevations, but I'll confirm
5 that.

6 CHAIRMAN EWASUTYN: Jim Campbell,
7 Code Compliance?

8 MR. CAMPBELL: No comments.

9 CHAIRMAN EWASUTYN: Pat Hines with
10 MH&E?

11 MR. HINES: The project will
12 require a floodplain development permit.
13 That will be an application to the
14 Building Code Department prior to
15 construction.

16 There is a requirement for
17 compensating storage. Any fill in the
18 floodplain needs to be accounted for.
19 You'll take a look at your grading
20 plan to make sure you meet that.

21 We received the stormwater
22 pollution prevention plan which is
23 under review. I don't think we have
24 any comments on it. That was one of
25 the items we were waiting for

1 Dollar General

2 before we could send it to County
3 Planning.

4 A note has been added restricting
5 outdoor storage of any shipping or
6 distribution materials, which we
7 noticed at the facility on 9W.

8 The no left-turn lane, I know
9 Ken Wersted commented on that. He's
10 been working with the DOT. There's
11 not a lane but no left-turn signs
12 there. No one knows why they're
13 there. DOT didn't require them, but
14 there's three of them posted. I
15 think they are proposed to be removed.

16 DOT is going to weigh in on that.

17 We noted that the two-lot
18 subdivision has been removed and it's
19 all one lot now.

20 We talked about the curbing
21 already and the fact that they're
22 going to design with sheet flow. I
23 think the Planning Board should weigh in
24 on that. It's typically the policy
25 of the Planning Board to require

1 Dollar General

2 commercial sites to be curbed, but
3 because of the grades on this site
4 and the proximity to the floodplain, a
5 conventional closed pipe drainage
6 system would be difficult to work
7 into the stormwater management plan. It
8 makes sense to allow the sheet
9 flow on this site.

10 There's an extension of a DOT
11 drainage pipe which has to be addressed.

12 The project does need to go to
13 County Planning for review for 239.
14 Now that we have the SWPPP and the
15 traffic, we'll send that complete
16 package once the Board authorizes it.

17 It is subject to ARB approval.

18 There's a section of the code, I
19 think I cited it there in my comments,
20 but there needs to be 5 percent
21 internal landscaping in the parking
22 lot. I don't think you meet that
23 right now. That's an analysis that
24 has to be done. Any parking lot with
25 greater than 20 spaces needs 5

1 Dollar General

2 percent internal islands in the
3 parking lot.

4 MR. PETERS: I didn't get a chance
5 to review those comments. I left
6 everything I printed at the office
7 apparently. I didn't see any concerns in
8 the comments that I thought was a
9 concern.

10 MR. HINES: The Board's
11 consideration tonight would be to
12 acknowledge the curbing requirement and
13 authorize submission to County Planning.

14 CHAIRMAN EWASUTYN: Having heard
15 from Pat Hines with MH&E, the suggestion
16 is that we waive the required curbing due
17 to the grade of the property to allow the
18 sheet flow of water on the site into the
19 two detention basins, and that we also
20 circulate to the Orange County Planning
21 Department. Would someone move for that
22 motion.

23 MR. WARD: So moved.

24 MR. MENNERICH: Second.

25 CHAIRMAN EWASUTYN: I have a motion

1 Dollar General

2 by John Ward and a second by Ken
3 Mennerich. I'll ask for a roll call vote starting
4 with Dave Dominick.

5 MR. DOMINICK: Aye.

6 MS. DeLUCA: Aye.

7 MR. MENNERICH: Aye.

8 CHAIRMAN EWASUTYN: Aye.

9 MR. BROWNE: Aye.

10 MR. WARD: Aye.

11 MR. PETERS: Just one question for
12 the Board's procedure. I think I know
13 the answer. What additional information is the
14 Board going to want
15 to be comfortable to set a public
16 hearing on the project? Are you
17 waiting for the County comments?

18 CHAIRMAN EWASUTYN: We can't act on
19 that. We have to wait 30 days, correct,
20 Pat, for the County?

21 MR. HINES: We need the County's
22 comments in order to consider a SEQRA
23 finding. We don't schedule public
24 hearings until we do SEQRA. It would be
25 that 30-day time period and then the

1 D o l l a r G e n e r a l

2 Board could consider closing out SEQRA,
3 go through a negative dec and then
4 schedule the public hearing.

5 MR. PETERS: That's what I thought.
6 I just wanted to make sure as to where we
7 were. Hopefully we'll come back next
8 time for the County comments and work on
9 getting the building information and the
10 signage information.

11 CHAIRMAN EWASUTYN: And some ARB
12 detail.

13 MR. PETERS: Correct. Thank you
14 very much.

15

16 (Time noted: 7:07 p.m.)

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1 D o l l a r G e n e r a l

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

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

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

15 IN WITNESS WHEREOF, I have hereunto set
16 my hand this 14th day of May 2024.

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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

SUNSHINE FORD - EV CHARGING STATIONS
(2023-18)

40 Route 17K
Section 99; Block 47; Lot 23.22
IB Zone

----- X

SITE PLAN

Date: May 2, 2024
Time: 7:08 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
CLIFFORD C. BROWNE
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: COS COLANDREA
and CHRISTIAN SPENZIERO

----- X

MICHELLE L. CONERO
Court Reporter
845-541-4163
michelleconero@hotmail.com

1 Sunshine Ford - EV Charging Stations

2 CHAIRMAN EWASUTYN: The second item
3 of business is Sunshine Ford - EV
4 Charging Stations. This is a site plan
5 located at 400 Route 17K in an IB Zoning
6 District. Here tonight is the owner of
7 the property, Cos Colandrea.

8 MR. SPENZIERO: Christian with
9 ChargeSmart EV.

10 CHAIRMAN EWASUTYN: You showed.
11 Great.

12 MR. SPENZIERO: We've been here in
13 front of the Board one time before with a
14 different scope of work with the charging
15 stations out front. We have since
16 revised that scope of work, trimmed it
17 back.

18 The fast chargers are now going to
19 go along the side of the building.
20 Here's it's zoomed out with the property
21 line. Everything is within that. This
22 is a zoomed-in version.

23 We have Central Hudson who is ready
24 to install a new utility pole here, go
25 underground to a 400 amp service which

1 Sunshine Ford - EV Charging Stations

2 will then power the two fast chargers.

3 This is the scope that Ford
4 requires, Sunshine Ford, to install in
5 order to get compliance and sell electric
6 vehicles.

7 I know tonight there were a few
8 comments from MHE Engineering, so I'm
9 here to address those.

10 CHAIRMAN EWASUTYN: Comments from
11 Board Members?

12 MR. DOMINICK: Nothing.

13 MS. DeLUCA: Nothing.

14 MR. MENNERICH: No.

15 CHAIRMAN EWASUTYN: The action
16 before us this evening?

17 MR. HINES: It's four chargers on
18 two stanchions. There are four charging
19 positions?

20 MR. SPENZIERO: This is the charger
21 being proposed, one charger in the middle
22 of two spaces, two plugs.

23 MR. HINES: There are two on the
24 exterior service building?

25 MR. SPENZIERO: This unit is a

1 Sunshine Ford - EV Charging Stations

2 level 2. This will go right on the wall.
3 There will be one out front on the front
4 left corner of the building, two in the
5 back. For reference, they're planning
6 one right here and then replacing two
7 existing, they're smaller chargers, with
8 two larger chargers in the back. This is
9 required to meet Ford's certification.

10 MR. HINES: I wanted the Board to
11 know there are additional ones there.

12 The action tonight would be a
13 referral to County Planning. It's an
14 amended site plan on a State highway, so
15 the County has the 30 days.

16 I think the relocation is
17 beneficial. Previously they were up on
18 the hill along 17K. That would have been
19 a little more visual. Moving them to the
20 west property line there, I think no one
21 is going to see them unless they're
22 directed there by their electric vehicle.
23 As the applicant's representative said,
24 they are really driven by the auto makers
25 and have to be on the site.

1 Sunshine Ford - EV Charging Stations

2 MR. SPENZIERO: I did see in the
3 comments unless exempt from the
4 submission by intermunicipal agreement.
5 Is that an exemption?

6 MR. HINES: It is not exempt. The
7 amended site plan is not.

8 MR. SPENZIERO: Our engineer who
9 drew up the plans did want us to mention
10 that it's an amended site plan, is it
11 possible that we need to do a public
12 hearing? He's asked us to request a
13 waiver from that from the Board.

14 MR. HINES: The Board usually
15 doesn't schedule -- we just discussed
16 with the last applicant that we don't
17 schedule public hearings until after we
18 hear back from County Planning. The
19 Board can certainly give you an
20 indication of where they're headed if
21 they want.

22 CHAIRMAN EWASUTYN: Generally
23 speaking, we don't discuss actions until
24 we're in the position to actually make a
25 determination.

1 Sunshine Ford - EV Charging Stations

2 MR. SPENZIERO: Understood.

3 CHAIRMAN EWASUTYN: The Planning
4 Board does have the discretionary policy
5 that they can waive public hearings on
6 site plans.

7 MR. SPENZIERO: Okay.

8 CHAIRMAN EWASUTYN: At some point
9 in time we'll see some type of rendering
10 of what these stations look like, color,
11 lettering, anything like that?

12 MR. SPENZIERO: That's right here.
13 I would be happy to provide sample photos
14 of other dealerships.

15 CHAIRMAN EWASUTYN: Walk through it
16 with us.

17 MR. SPENZIERO: This is the
18 charging station that will be on the left
19 side of the dealership, the freestanding
20 station. It has a branded logo on the
21 bottom and it has a 27-inch LCD screen.
22 On the top it is a fixed logo, on the top
23 of the screen here. On the bottom, it's
24 hard to see from there but there's a
25 small 10 by 5 user interface which

1 Sunshine Ford - EV Charging Stations

2 ultimately is needed to push buttons to
3 initiate the charge. There's also a
4 credit card reader on the machine, so if
5 the general public stops by, they can
6 simply swipe their credit card, plug the
7 cord into the car and start charging. If
8 somebody wants to charge via the mobile
9 app, they need to use this interface to
10 select which connector. While they're
11 charging, it will show on the small user
12 interface how much charge is being
13 dispensed at any given time.

14 CHAIRMAN EWASUTYN: Dave, any
15 comments on that?

16 MR. DOMINICK: Christian, the ones
17 that you're replacing by the service
18 department, is that going to be just for
19 the dealership itself or will that be
20 open to the public?

21 MR. SPENZIERO: It's going to be
22 publicly available; however, anybody
23 stopping in for public charging is going
24 to use these. These are really for the
25 dealership's use only, inventory

1 Sunshine Ford - EV Charging Stations

2 vehicles, loaners, whatever it may be.
3 They're smaller level 2s. This is going
4 to take you four hours to charge from 20
5 to 80 percent where these are about a
6 half hour. Anybody stopping in to charge
7 from the public, they're going to be
8 using these. This is for overnight
9 charging. It gives an extra capacity.

10 MR. DOMINICK: Will the fast
11 charger be able to do Tesla?

12 MR. SPENZIERO: Yes. So right now
13 it's going to come equipped with two CCS
14 plugs, which is every car except Tesla.
15 Most Tesla drivers have the adapter if
16 they need it. In the future, one of
17 these cords can be retrofitted to NACS,
18 which is the Tesla charger. Ford is
19 actually making that switch now. 2026,
20 ballpark, is when they're actually making
21 that switch. When they do make that
22 switch to a different charging port in
23 the vehicles, they'll have the option to
24 charge all vehicles on one side or
25 anything except Tesla. All manufacturers

1 Sunshine Ford - EV Charging Stations

2 right now are adopting NACS.

3 CHAIRMAN EWASUTYN: Is there any
4 signage denoting public charging or
5 anything like that, or just --

6 MR. SPENZIERO: No. There will be
7 general EV parking signs. People are
8 going to find this through the app. The
9 network that it's on is Global Charge
10 Network. Ford vehicles see these
11 chargers right on the interface of their
12 car, right on their dashboard. The same
13 thing with Chevy, Rivian.

14 CHAIRMAN EWASUTYN: So they're open
15 twenty-four hours a day, so to speak, for
16 people who are looking?

17 MR. SPENZIERO: Correct.

18 CHAIRMAN EWASUTYN: There's lighting
19 associated with it?

20 MR. SPENZIERO: The front of the
21 machine is illuminated.

22 CHAIRMAN EWASUTYN: So there's no
23 separate lighting associated with that?

24 MR. SPENZIERO: No, there's not.

25 CHAIRMAN EWASUTYN: Jim Campbell,

1 Sunshine Ford - EV Charging Stations

2 Code Compliance?

3 MR. CAMPBELL: I was reviewing --
4 we have an application for Tesla. They
5 put handicap spots in their plan, so I
6 had to research that. There's nothing
7 that requires it, but I did see an active
8 bill before the senate about requiring
9 handicap spots. Do you know anything
10 about that bill?

11 MR. SPENZIERO: Yeah. So in the
12 case -- this is case-by-case per
13 municipality. We do these projects in
14 ten different states. Some municipalities
15 require ADA. Poughkeepsie, across the
16 river, they require ADA. In those cases
17 we would make one of the level 2 spots
18 ADA compliant. They only require one
19 space on the lot to be ADA. They don't
20 depict whether it's fast or level 2.
21 When it comes to the ADA accessibility
22 guidelines, it's not a hundred percent
23 required. It's up to the discretion of
24 the municipality.

25 MR. CAMPBELL: Currently we have

1 Sunshine Ford - EV Charging Stations

2 nothing to require it. I was trying to
3 get some more information.

4 MR. SPENZIERO: I'd be happy to
5 send you the Federal regulated guidelines
6 on the ADA accessibility.

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

9 MR. BROWNE: The wall-mounted
10 units, are they new or are they something
11 that you already have that you're revising?

12 MR. SPENZIERO: The front one is
13 new. These back two are existing. We're
14 just putting a bigger conduit and pulling
15 bigger wire to them to provide more
16 power. We're ultimately replacing and
17 retrofitting what's there.

18 MR. BROWNE: The other one, that's
19 new. What are you doing for parking for
20 that, or what's going on there?

21 MR. SPENZIERO: This is for
22 dealership use only. Overnight charging
23 for vehicles really.

24 MR. BROWNE: You'll go to Code
25 Compliance as far as the wiring and all

1 Sunshine Ford - EV Charging Stations

2 that kind of stuff. Okay. Thank you.

3 CHAIRMAN EWASUTYN: Would someone
4 make a motion to circulate Sunshine Ford
5 EV Charging Stations to the Orange County
6 Planning Department.

7 MR. DOMINICK: So moved.

8 MS. DeLUCA: Second.

9 CHAIRMAN EWASUTYN: I have a motion
10 by Dave Dominick. I have a second by
11 Stephanie DeLuca. Can I have a roll call
12 vote starting with John Ward.

13 MR. WARD: Aye.

14 MR. BROWNE: Aye.

15 CHAIRMAN EWASUTYN: Aye.

16 MR. MENNERICH: Aye.

17 MS. DeLUCA: Aye.

18 MR. DOMINICK: Aye.

19 MR. SPENZIERO: You guys circulate
20 to the County? What are the next steps
21 for us?

22 MR. HINES: My office will do that.
23 We have your submission electronically,
24 so we'll do that.

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

1 Sunshine Ford - EV Charging Stations

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

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

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

15 IN WITNESS WHEREOF, I have hereunto set
16 my hand this 14th day of May 2024.

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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

TESLA - EV CHARGING STATIONS, NEWBURGH
(2024-07)

1410 Union Avenue
Section 60; Block 3; Lot 41.21
IB Zone

----- X

SITE PLAN

Date: May 2, 2024
Time: 7:28 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
CLIFFORD C. BROWNE
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

----- X

MICHELLE L. CONERO
Court Reporter
845-541-4163
michelleconero@hotmail.com

1 Tesla - EV Charging Stations, Newburgh

2 CHAIRMAN EWASUTYN: The third
3 item of business is tabled. That's
4 Tesla - EV Charging Stations, Newburgh.
5 It's located on 1410 Union Avenue in an
6 IB Zone.

7 The applicant's representative
8 asked that we hold off reviewing it
9 this evening.

10

11 (Time noted: 7:29 p.m.)

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1 Tesla - EV Charging Stations, Newburgh

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

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

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

15 IN WITNESS WHEREOF, I have hereunto set
16 my hand this 14th day of May 2024.

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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

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In the Matter of

PERUGINO TWO-LOT SUBDIVISION
(2024-02)

Mountain View Avenue & Travis Lane
Section 14; Block 1; Lot 150.2
RR Zone

----- X

TWO-LOT SUBDIVISION

Date: May 2, 2024
Time: 7:29 p.m.
Place: Town of Newburgh
Town Hall
1496 Route 300
Newburgh, NY 12550

BOARD MEMBERS: JOHN P. EWASUTYN, Chairman
CLIFFORD C. BROWNE
STEPHANIE DeLUCA
KENNETH MENNERICH
DAVID DOMINICK
JOHN A. WARD

ALSO PRESENT: PATRICK HINES
JAMES CAMPBELL

APPLICANT'S REPRESENTATIVE: JOHN NOSEK

----- X

MICHELLE L. CONERO
Court Reporter
845-541-4163
michelleconero@hotmail.com

1 P e r u g i n o T w o - L o t S u b d i v i s i o n

2 CHAIRMAN EWASUTYN: The fourth
3 and last item of business is Perugino.
4 It's a two-lot subdivision, 24-02,
5 located on Mountain View Avenue and
6 Travis Lane. It's in an RR Zone. It's
7 being represented by John Nosek.

8 MR. NOSEK: Good evening, Board
9 Members. For the record, John Nosek,
10 Nosek Engineering, representing Brook
11 Perugino for a proposed subdivision on
12 Mountain View Avenue and Travis Lane.

13 We've made a number of changes
14 since the last Planning Board meeting.
15 There's much more detail. We have full
16 detail of the septic, septic design,
17 soils testing, site contours, location of
18 the house, location of the driveway,
19 engineering details associated with well
20 construction, with the septic system and
21 so forth.

22 It was requested at the last meeting
23 that we complete a full environmental
24 assessment form for submittal for
25 circulation since this is in a critical

1 P e r u g i n o T w o - L o t S u b d i v i s i o n

2 environmental area. We did send that.
3 I sent it on February 3rd via e-mail
4 and did copy the Board.

5 I think that's pretty much it.
6 We're just here tonight hoping that we
7 may be able to get a public hearing
8 scheduled.

9 CHAIRMAN EWASUTYN: Okay. Jim
10 Campbell, Code Compliance, any questions?

11 MR. CAMPBELL: No comments at this
12 time.

13 CHAIRMAN EWASUTYN: Pat Hines with
14 MH&E?

15 MR. HINES: Two things. I don't
16 know that I saw this on February 3rd. I
17 haven't done the circulation for lead
18 agency. It also needs to go to County
19 Planning because of the proximity to the
20 Thruway on the rear property line.

21 MR. NOSEK: Correct.

22 MR. HINES: The only action we can
23 take tonight -- I'll simultaneously send
24 the lead agency coordination and the 239
25 out. That 30-day period will run

1 P e r u g i n o T w o - L o t S u b d i v i s i o n

2 consecutively. At the next meeting the
3 Board would be in a position to schedule
4 the public hearing.

5 I apologize if I missed the long
6 form EAF, but it still would need to go
7 to County Planning because of the
8 proximity to the Thruway.

9 CHAIRMAN EWASUTYN: So the motion
10 before us this evening is to circulate to
11 the Orange County Planning Department and
12 to the involved agency being the New York
13 State Thruway. Is that correct?

14 MR. HINES: The Thruway. Because
15 it's a Type 1, DEC is an automatic
16 involved agency. We'll circulate to
17 County Planning as an interested agency.
18 County Planning will get two sets of
19 plans for that and the other agencies.

20 CHAIRMAN EWASUTYN: So the involved
21 agencies then are the DEC and the New
22 York State Thruway?

23 MR. HINES: Yes. County Planning
24 would be an interested agency.

25 CHAIRMAN EWASUTYN: Having heard

1 P e r u g i n o T w o - L o t S u b d i v i s i o n

2 from Pat Hines from MH&E, would someone
3 move for that motion.

4 MR. MENNERICH: So moved.

5 MR. BROWNE: Second.

6 CHAIRMAN EWASUTYN: I have a motion
7 by Ken Mennerich. I have a second by
8 Cliff Browne. I'll ask for a roll call
9 vote starting with John Ward.

10 MR. WARD: Aye.

11 MR. BROWNE: Aye.

12 CHAIRMAN EWASUTYN: Aye.

13 MR. MENNERICH: Aye.

14 MS. DeLUCA: Aye.

15 MR. DOMINICK: Aye.

16 MR. NOSEK: Other than waiting for
17 their comments, --

18 MR. HINES: That's it.

19 MR. NOSEK: -- there's nothing I
20 can do at this point?

21 MR. HINES: We reviewed the septic
22 system and well and they are fine.

23 I did have a comment to contact the
24 highway superintendent.

25 MR. NOSEK: We did drop him off a

1 P e r u g i n o T w o - L o t S u b d i v i s i o n

2 personal set of plans.

3 MR. HINES: If you sent them,
4 that's fine. I can follow up with him as
5 well. Those procedural matters have to
6 get done and then the public hearing can
7 be scheduled.

8 CHAIRMAN EWASUTYN: All right.
9 Would someone make for a motion to close
10 the Planning Board meeting of the 2nd of
11 May.

12 MS. DeLUCA: So moved.

13 MR. WARD: Second.

14 CHAIRMAN EWASUTYN: I have a motion
15 by Stephanie DeLuca. I have a second by
16 John Ward. Can I have a roll call vote
17 starting with John Ward.

18 MR. WARD: Aye.

19 MR. BROWNE: Aye.

20 CHAIRMAN EWASUTYN: Aye.

21 MR. MENNERICH: Aye.

22 MS. DeLUCA: Aye.

23 MR. DOMINICK: Aye.

24

25 (Time noted: 7:35 p.m.)

1 P e r u g i n o T w o - L o t S u b d i v i s i o n

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

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

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

15 IN WITNESS WHEREOF, I have hereunto set
16 my hand this 14th day of May 2024.

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Michelle Conero

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