

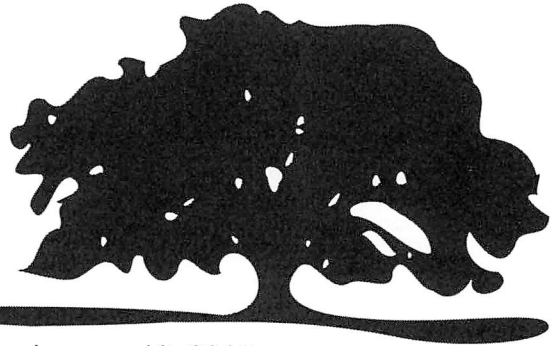
Conservation Advisory Council | City of Newburgh, New York

123 Grand Street, Newburgh, New York, 12550

Phone: (845) 569-7380 www.cityofnewburgh-ny.gov/conservation-advisory-council

Council Members:

Chuck Thomas, Chair
Marcel Barrick
C. Kippy Boyle
Deborah Dresser
Gail Fulton
Karen McCarthy
Alison Filosa



January 13, 2018

MEMO TO: Joanne Lugo, Chair
Zoning Board of Appeals (ZBA)
Lisa Daily, Chair
City of Newburgh Planning Board

FROM: Chuck Thomas, Chair
Conservation Advisory Council ("CAC")

: **Proposed Project – The ARNO 286 Grand Street**

The above-referenced project is coming before the ZBA for review. A set of plans for the project was made available to the CAC at our regularly scheduled meeting of January 4, 2018, however the applicant withdrew the scheduled appearance.

We offer the following comments and recommendations to the ZBA, Planning Board and the applicant based on the submitted set of plans and documents. Our comments are also to be included in the official record of any Public Hearings.

Overview:

286 Grand Street is approximately .107 acres, situated in a Low Density Residential Zone within the National Register District and the coastal area included in the Local Waterfront Revitalization Program. The proposed project will add three units to an existing 7-unit residential building and variances are requested for density, lot setbacks and parking requirements.

Recommendations and Concerns:

Low Density Residential Zone. The applicant wants to increase the density of an existing, non-conforming pre-existing use. The Council does not support the increased increase in density. Apartment houses are not allowed in the Low Density Residential Zone. The regulatory code states that a non-conforming use shall not be enlarged. The Council supports the continued use of the already non-conforming structure as an apartment building but only with the currently number of pre-existing units.

Part 1 Environmental Assessment Form. The applicant incorrectly asserts that the subject property is not within a coastal area nor located within a community with an approved Local Waterfront Revitalization Program. The subject property is situated within the boundaries of a Local Waterfront Revitalization Program.

The applicant requests a variance for parking. The Council supports a variance for parking for the existing 7-unit structure but not for any additional units. While the City as a whole may not exceed the capacity for on

street parking, the areas such as Grand Street within the Historic District appear to be at capacity. The Council strongly recommends the City undertake a comprehensive parking assessment and plan. The Council does not support the use of in-fill properties as proposed for parking lots in any part of the city and certainly not in the Historic District.

Storm water runoff. Every effort must be made to alleviate storm water runoff from entering the combined storm sewer system even when the combined system in this area has been separated. Roof runoff leaders should be directed to plantings and tree pits not to the street gutters. Additionally, it is recommended that any walkways or other exterior additions that may be proposed should be constructed of permeable pavers to alleviate storm runoff.

Respectfully Submitted

A handwritten signature in blue ink, appearing to read "Chuck Thomas".

Chuck Thomas, Chair