

REGULAR MEETING
March 24, 2009

City of Newburgh Zoning Board of Appeals

Summary of Record of Actions Taken at the Regular Meeting of the Newburgh Zoning Board of Appeals held on March 24, 2009 at 7:30 p.m. at the Newburgh Activity Center, 401 Washington Street, Newburgh, NY.

Members Present: Joanne Lugo
MaryAnn Prokosch
Barbara Smith
Joshua Smith
David Schwartz

Also Present: Michelle Kelson, Assistant Corporation Counsel
Michelle Mills, Secretary to the Board

Motion Made to Approve Minutes of February 24, 2009 Meetings

Motion Made: Mary Ann Prokosch

Motion Second: David Schwartz

Motion Carried: Unanimous

One Year Extension:

- 1. Appeal No. 2008-06**
Location: 9 Johnston Street
Applicant/Owner: Jim McElhinney/The Newburgh Ministry, Inc.

Mr. McElhinney appeared before the Board and advised that the request for an extension was due to a six month delay in funding.

Motion Made to approve one-year Extension: MaryAnn Prokosch

Motion Second: Barbara Smith

Motion Carried: Unanimous

New Business:

- 1. Appeal No. 2009-07**
Location: 58 Hasbrouck Street
Applicant/Owner: Habitat for Humanity of Greater Newburgh

Requesting an **Area Variance** for 5000 feet on lot area, 50 feet on lot width, 15 feet on front yard setback, 7 feet on side yard setback and 2 parking spaces which does not meet the Schedule of Bulk Regulations in an **R1 Zone**.

Lisa Biggins, Project Manager representing Habitat for Humanity appeared before the Board and advised of the plan to demolish the current structure and replace it with a new two story home, at this site.

At this time the Chairperson opened the public hearing by reading the text of the notice.
No one spoke in favor or opposition of the applicant.

The public hearing was duly convened and completed on March 24, 2009.

Motion to Close Public Hearing: Joshua Smith

Motion Second: David Schwartz

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Zoning Board of Appeals to assume Lead Agency status for S.E.Q.R.A.:

Motion Made: MaryAnn Prokosch

Motion Second: Barbara Smith

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Zoning Board of Appeals declares a Negative Declaration for S.E.Q.R.A.:

Motion Made: Joshua Smith

Motion Second: Mary Ann Prokosch

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Motion Made to approve **AREA VARIANCE**: MaryAnn Prokosch

Motion Second: David Schwartz

Roll Call Vote: Unanimous

Motion Carried: Unanimous

2. Appeal No. 2009-08
Location: 59 Hasbrouck Street
Applicant/Owner: Habitat for Humanity of Greater Newburgh

Requesting an **Area Variance** for 5000 feet on lot area, 50 feet on lot width, 13 feet on front yard setback, 7 feet on side yard setback and 2 parking spaces which does not meet the Schedule of Bulk Regulations in an **R1 Zone**.

Lisa Biggins, Project Manager representing Habitat for Humanity appeared before the Board and advised of the plan to erect a new two story home on this site.

At this time the Chairperson opened the public hearing by reading the text of the notice. No one spoke in favor or opposition of the applicant.

The public hearing was duly convened and completed on March 24, 2009.

Motion to Close Public Hearing: Joshua Smith

Motion Second: MaryAnn Prokosch

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Zoning Board of Appeals to assume Lead Agency status for S.E.Q.R.A.:

Motion Made: David Schwartz

Motion Second: MaryAnn Prokosch

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Zoning Board of Appeals declares a Negative Declaration for S.E.Q.R.A.:

Motion Made: MaryAnn Prokosch

Motion Second: Joshua Smith

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Motion Made to approve **AREA VARIANCE**: MaryAnn Prokosch

Motion Second: David Schwartz

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Meeting Adjourned: 8:00 p.m.

Respectfully Submitted:

Approved:

Michelle M. Mills, Secretary

Joanne Lugo, Chairperson