

**REGULAR MEETING**

**June 28, 2011**

**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 June 28 , 2011 at 7:30 p.m. at the Newburgh Activity Center, 401 Washington Street, Newburgh, NY.

Members Present: Joanne Lugo  
MaryAnn Prokosch  
Victor Mirabelli  
David Schwartz  
Barbara Smith  
James Kulisek

Members Absent: Mirta Rivas

Also Present: Michelle Kelson, Corporation Counsel  
Tiffany Reis, Assistant Corporation Counsel

**Motion Made to Approve Minutes of May 24, 2011 Meeting**

**Motion Made: Mary Ann Prokosch**

**Motion Second: Victor Mirabelli**

**Motion Carried: Unanimous**

**New Business:**

**1. Appeal No. 2011-03**

**Applicant:** Habitat for Humanity of Greater Newburgh, Inc.

**Owner:** Orange County Housing Development Fund Corp.

**Location:** 10 Catherine Street (Lot 1)

Requesting and an **AREA Variance** for 249 square feet on lot area, 3 feet on lot width, 0 feet on front yard setback, 7 feet on side yard setback and 2 parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in an R2 Zone.

Cathy Collins, Executive Director of Habitat for Humanity of Greater Newburgh, Inc. and Darren Stridiron, Licensed Surveyor appeared before the Board and explained that the project had received approval from the Architectural Review Commission to demolish the existing structure and construct two new attached single family homes on a proposed subdivided lot. The subdivision is pending before the Planning Board. The proposed new construction is consistent with other homes in the zone and one of the new dwellings will be recessed further from the street than the other proposed dwelling. The style of the proposed new construction will be consistent with the other houses on the street.

At this time the Chairperson opened the public hearing by reading the text of the notice.  
No one spoke in favor or opposition to the applicant.  
The public hearing was duly convened and completed on June 28, 2011.

Motion to Close Public Hearing: Victor Mirabelli

Motion Second: James Kulisek

Roll Call Vote: Unanimous

**Motion Carried: Unanimous**

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

Motion Made: Victor Mirabelli

Motion Second: Mary Ann Prokosch

Roll Call Vote: Unanimous

**Motion Carried: Unanimous**

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

Motion Made: Mary Ann Prokosch

Motion Second: Victor Mirabelli

Roll Call Vote: Unanimous

**Motion Carried: Unanimous**

Motion Made to approve **AREA VARIANCE**: Victor Mirabelli

Motion Second: MaryAnn Prokosch

Roll Call Vote: Unanimous

**Motion Carried: Unanimous**

## **2. Appeal No. 2011-04**

**Applicant:** Habitat for Humanity of Greater Newburgh, Inc.

**Owner:** Orange County Housing Development Fund Corp.

**Location:** 10 Catherine Street (Lot 2)

Requesting and an **AREA Variance** for 213 square feet on lot area, 3 feet on lot width, 0 feet on front yard setback, 7 feet on side yard setback and 2 parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in an R2 Zone.

Cathy Collins, Executive Director of Habitat for Humanity of Greater Newburgh, Inc. and Darren Stridiron, Licensed Surveyor, appeared before the Board and explained that the project as described for Appeal No. 2011-3.

At this time the Chairperson opened the public hearing by reading the text of the notice.

No one spoke in favor or opposition to the applicant.

The public hearing was duly convened and completed on June 28, 2011.

Motion to Close Public Hearing: Victor Mirabelli  
Motion Second: James Kulisek  
Roll Call Vote: Unanimous  
**Motion Carried: Unanimous**

Zoning Board of Appeals to assume Lead Agency status for S.E.Q.R.A.:  
Motion Made: Mary Ann Prokosch  
Motion Second: Victor Mirabelli  
Roll Call Vote: Unanimous  
**Motion Carried: Unanimous**

Zoning Board of Appeals declares a Negative Declaration for S.E.Q.R.A.:  
Motion Made: Victor Mirabelli  
Motion Second: Mary Ann Prokosch  
Roll Call Vote: Unanimous  
**Motion Carried: Unanimous**

Motion Made to approve **AREA VARIANCE**: MaryAnn Prokosch  
Motion Second: Victor Mirabelli  
Roll Call Vote: Unanimous  
**Motion Carried: Unanimous**

Meeting Adjourned 7:55 p.m.

Respectfully Submitted:

Approved:

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**Michelle Kelson, Corporation Counsel**

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**Joanne Lugo, Chairperson**