

**REGULAR MEETING
May 24, 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 May 24, 2011 at 7:30 p.m. at the Newburgh Activity Center, 401 Washington Street, Newburgh, NY.

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

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

Motion Made to Approve Minutes of April 26, 2011 Meeting

Motion Made: James Kulisek

Motion Second: Victor Mirabelli

Motion Carried: Unanimous

New Business:

1. Appeal No. 2011-02

Applicant/Owner: Jerome Blue, Bluestone Developers, Inc.

Location: 105 Renwick Street

Requesting a USE Variance to allow for a three family and an **AREA Variance** for 2,500 square feet on lot area, 25 feet on lot width, 5 feet on front yard setback, 7 feet on side yard setback and 6 parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in an R2 Zone.

Anthony Coppola, Architect for the project and applicant Jerome Blue appeared before the Board and advised that the building had previously been used as a three family dwelling. The Certificate of Occupancy was discontinued in 2010. Mr. Blue purchased the building in January 2011 and proposed to restore the use to a three family. He presented financial documentation which Mr. Kulisek questioned. Mr. Blue owns several other properties on the street which he has renovated and rented.

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 May 24, 2011.

Motion to Close Public Hearing: Victor Mirabelli
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: Victor Mirabelli
Motion Second: David Schwartz
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: MaryAnn Prokosch
Roll Call Vote: Unanimous
Motion Carried: Unanimous

Motion Made to approve **USE VARIANCE**: Victor Mirabelli
Motion Second: Barbara Smith
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

Meeting Adjourned 7:45 p.m.

Respectfully Submitted:

Approved:

Michelle M. Mills, Secretary

Joanne Lugo, Chairperson