

ZONING BOARD OF APPEALS MEETING

Summary of record of actions taken at the regular meeting of the Newburgh Zoning Board of Appeals (“ZBA”) held on February 22, 2022 at 7:00 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Joanne Lugo, Chairperson
Dianne Dixon
Melvin Hales
Julie Lindell

Absent: Corey Allen
Ben Brandt
Michael Papaleo

Also Present: Jeremy Kaufman, Assistant Corporation Counsel
J.K. Gentile, Secretary

The Chairperson called the meeting to order at 7:05 p.m. after confirming a quorum.

NEW BUSINESS

APPEAL NO. 2022-01

Applicant: Deborah Brown and Saul Brown
Owner: Deborah Brown and Saul Brown
Location: 165 Grand Street

Requesting an **AREA Variance** for 2.65 feet on the building height which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential zone.

Deborah and Saul Brown appeared before the Board.

Deborah Brown gave an overview of the proposed project.

DISCUSSION BY THE BOARD

The Assistant Corporation Counsel asked if they are expanding the building footprint.

Ms. Brown said no.

The Chairperson opened the public hearing.

No one was present for or against the project.

Dianne Dixon moved to close the public hearing.

Julie Lindell seconded the motion.

The motion passed unanimously via roll-call vote.

Dianne Dixon moved to declare the action Type II for SEQRA.

Julie Lindell seconded the motion.

The motion passed unanimously via roll-call vote.

Dianne Dixon moved to approve application as submitted.

Julie Lindell seconded the motion.

The motion passed unanimously via roll-call vote.

APPEAL NO. 2022-02

Applicant: Garfield A. Bruff
Owner: City of Newburgh
Location: 169 Johnston Street

Requesting an **AREA Variance** for 5,500 square feet on lot area, 3.1 feet on the front yard setback, 0 / 10 feet on the side yard setback and 5 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential zone.

The Assistant Corporation Counsel gave a brief history of how the City of Newburgh became owner of the property.

Michael Henderson appeared before the Board and gave an overview of the proposed project.

DISCUSSION BY THE BOARD

Ms. Dixon asked about parking availability.

Mr. Hales said parking is dense on the street and suggested submitting a parking study.

Ms. Lindell recommended the study to include: morning, afternoon and evening hours, and various days of the week and weekend.

The Chairperson opened the public hearing.

Lisa Edwards spoke against the application.

The Board held the public hearing open.

Dianne Dixon moved to declare no objection to the Planning Board acting as lead agency for SEQRA purposes.
Julie Lindell seconded the motion.
The motion passed unanimously via roll-call vote.

The Board tabled the application until the next meeting.

Approval of Minutes

Dianne Dixon moved to approve the December 2021 meeting minutes.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

Dianne Dixon moved to approve the January 2022 meeting minutes.
Julie Lindell seconded the motion.
The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 8:05 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Joanne Lugo, Chairperson