

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 January 24, 2023 at 7:00 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Joanne Lugo Chairperson
Tiffany Buxton
Dianne Dixon
Melvin Hales (alternate)
Julie Lindell
Michael Papaleo

Absent: Corey Allen
Ben Brandt

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

The Chairperson called the meeting to order at 7:02 p.m. after confirming a quorum.

NEW BUSINESS

APPEAL NO. 2023-01

Applicant: Jonathan Moss/Berg + Moss Architects, PC
Owner: ESTRABA NY LLC
Location: 162 Dubois Street

Requesting an **AREA Variance** for 10 feet on the front yard setback, 2.6 feet on the East side yard setback, 5 feet on the West side yard setback and 3 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

Jonathan Moss appeared before the Board and gave an overview of the proposed project.

DISCUSSION BY THE BOARD

Ms. Dixon asked if there are three families currently residing in the building.

Mr. Moss said he believes the building is currently vacant but the current certificate of occupancy lists the building as a two-family. He said the application is to legalize the building as a three-family as it appears to have originally been built with three apartments. He said nothing is changing to the building.

Ms. Lindell asked if the building has three kitchens.

Mr. Moss said it has three kitchens and three apartment doors.

Ms. Dixon asked if the building is currently occupied.

Mr. Moss said the building is not currently occupied.

The Chairperson opened the public hearing.

Ida Jones requested clarification of the variance requests.

Tara Jones requested clarification of the variance requests.

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.

Approval of Minutes

Dianne Dixon moved to approve the December 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 7:15 p.m.

Respectfully submitted,

J.K. Gentile

Secretary to the Land Use Boards