

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 25, 2022 at 7:00 p.m. using Zoom videoconference.

Members Present: Joanne Lugo, Chairperson
Corey Allen
Ben Brandt
Dianne Dixon
Melvin Hales
Michael Papaleo

Absent: Julie Lindell

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

The Chairperson called the meeting to order at 7:08 p.m. after confirming a quorum.

OLD BUSINESS

Appeal No. 2021-19

Applicant: Ken Lytle
Owner: Aaqib Majeed
Location: 13 North Street, Lot #1

Requesting an **AREA Variance** for 6 off-street parking spaces, which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential zone.

Ken Lytle appeared before the Board and gave a brief overview of the project.

DISCUSSION BY THE BOARD

Ms. Dixon asked if the removal of impervious surfaces for additional driveway space was a result of water run-off concern.

Mr. Lytle said that was one consideration.

Dianne Dixon moved to approve application as submitted.
Ben Brandt seconded the motion.
The motion passed unanimously via roll-call vote.

APPEAL NO. 2021-31

Applicant: Allon Azulai
Owner: 20 Bridge Group LLC
Location: 20 Bridge Street

Requesting an **AREA Variance** for 9 feet on the front yard setback, 20 feet on the rear yard setback, 1 foot on the lot width, 10/2.5 feet on the side yard setbacks, 5.7% on lot coverage and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential zone.

J.C. Calderon appeared before the Board and gave an overview of the project, including an update on the submitted parking study.

DISCUSSION BY THE BOARD

Mr. Hales, taking notice of a municipal bus in one of the study photos, expressed his concern about the added street parking if the property is located on a bus route.

Mr. Brandt asked if it is an owner-occupied building.

Mr. Calderon said it will not be owner-occupied.

Mr. Allen asked why the study did not include 8 p.m. on a Saturday night.

Mr. Calderon felt that the 6 p.m. photos were sufficient as it was dark at that time.

The Chairperson opened the public hearing.

No one was present for or against the application.

Dianne Dixon moved to close the public hearing.
Michael Papaleo seconded the motion.
The motion passed unanimously via roll-call vote.

Michael Papaleo moved to declare the action Type II for SEQRA.
Corey Allen seconded the motion.
The motion passed unanimously via roll-call vote.

Corey Allen moved to approve application as submitted.
Michael Papaleo seconded the motion.
The motion passed unanimously via roll-call vote.

NEW BUSINESS

APPEAL NO. 2021-28

Applicant: Michael Mamiye
Owner: Nutopia Development, LLC
Location: 140 Third Street

Requesting an **AREA Variance** for 2000 square feet on lot area, 5 feet on the front yard setback, 10 feet on the rear yard setback, 5 feet on the lot width, 5/5 feet on the side yard setbacks, 50% on lot coverage and 4 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential zone.

Michael Mamiye, A.J. Coppola and Albert Mizrahi appeared before the Board.

Mr. Coppola gave an overview of the proposed renovation of the property.

Mr. Mamiye gave an overview of the proposed construction. The decision to make this into a 4-family is due to the high cost of re-development/restoration of the building.

Mr. Mizrahi gave an overview of parking on the street and surrounding areas.

DISCUSSION BY THE BOARD

Mr. Allen expressed concern regarding the limited amount of parking on the street.

Mr. Papaleo asked if the basement apartment has a separate entrance.

Mr. Coppola said all the apartments share the one main entrance.

The Chairperson opened the public hearing.

No one was present for or against the project.

Dianne Dixon moved to close the public hearing.

Ben Brandt seconded the motion.

The motion passed unanimously via roll-call vote.

Dianne Dixon moved to declare itself lead agency for SEQRA.

Corey Allen seconded the motion.

The motion passed unanimously via roll-call vote.

Dianne Dixon moved to declare a negative declaration under SEQRA.

Corey Allen seconded the motion.

The motion passed unanimously via roll-call vote.

Dianne Dixon moved to approve application as submitted.
Michael Papaleo seconded the motion.
The motion passed unanimously via roll-call vote.

Approval of Minutes

Minutes not available for review, tabled until next meeting.

With no further business to discuss, the meeting adjourned at 7:55 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Joanne Lugo, Chairperson