

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 28, 2023 at 7:00 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Ben Brandt
Tiffany Buxton
Dianne Dixon

Absent: Joanne Lugo
Corey Allen
Melvin Hales (alternate)
Julie Lindell
Michael Papaleo

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

The Assistant Corporation Counsel announced that a quorum was not present for action to be taken on applications. Applicants were given the option to present their applications for discussion only, or to adjourn their applications to the next ZBA meeting date.

NEW BUSINESS

APPEAL NO. 2023-02

Applicant: Jeff Wilkinson, R.A.
Owner: Clark Newman
Location: 278 Montgomery Street

Requesting an **AREA Variance** for 22 feet on lot depth, 2.25 feet on the front yard setback and 7% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

Jeff Wilkinson appeared before the Board and opted to postpone the presentation until next meeting.

The Assistant Corporation Counsel opened the public hearing.

There was no one present for or against the application.

The public hearing was held open.

The application was tabled until the next meeting.

APPEAL NO. 2023-03

Applicant: HV Realty Services, Inc.
Owner: Blue Sky Distinctive Properties LLC
Location: 79 Pierces Road

Requesting an **AREA Variance** for 10 feet on the building height which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Industrial Zone.

David Benninger, Jerry Casesa and Amador Laput appeared before the Board.

Mr. Casesa gave an overview of the proposed project.

Ms. Dixon asked for confirmation on the height of the existing building on Lot A.

Mr. Casesa said 25 feet high.

Ms. Dixon asked if there are any proposed changes to the existing building on Lot A.

Mr. Casesa said no.

Ms. Dixon asked to confirm that the variance request applies only to the new building.

Mr. Casesa confirmed.

Mr. Brandt asked if the inside of the new building is open space.

Mr. Benninger said yes, the inside will be a clean span of open space.

Mr. Brandt asked how the scale of the new building compares to neighboring buildings.

Mr. Casesa presented images of the surrounding buildings for comparison.

Ms. Buxton asked if they proposed any cosmetic modifications to the existing building to mimic the new building.

Mr. Casesa said not at this time.

The Assistant Corporation Counsel opened the public hearing.

There was no one present for or against the application.

The public hearing was held open.

The application was tabled until the next meeting.

APPEAL NO. 2023-04

Applicant: Berg + Moss Architects, PC/Chris Berg, R.A.
Owner: Weaver Debe
Location: 111 Lander Street

Chris Berg appeared before the Board and opted to postpone the presentation until next meeting.

The Assistant Corporation Counsel opened the public hearing.

There was no one present for or against the application.

The public hearing was held open.

The application was tabled until the next meeting.

APPEAL NO. 2023-05

Applicant: Berg + Moss Architects, PC/Chris Berg, R.A.
Owner: Newburgh SHG 62 LLC
Location: 205 Broadway

Chris Berg appeared before the Board and opted to postpone the presentation until next meeting.

The Assistant Corporation Counsel opened the public hearing.

There was no one present for or against the application.

The public hearing was held open.

The application was tabled until the next meeting.

With no further business to discuss, the meeting adjourned at 7:34 p.m.

Respectfully submitted,

J.K. Gentile
Secretary to the Land Use Boards