

**REGULAR MEETING
December 22, 2015**

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 December 22, 2015 at 7:30 p.m. at the City Hall, 83 Broadway, Newburgh, New York 12550.

Members Present: Joanne Lugo, Chairperson
Michael Papaleo
Barbara Smith
Corey Allen

Members Absent: David Schwartz
Lashawn Jasper

Also Present: Timothy Kramer, Assistant Corporation Counsel
Eliana Diaz, Secretary

Old Business:

Appeal No. 2015-10

Applicant: Rural Ulster Preservation Company

Owner: Newburgh Land Bank

Location: 19 South Miller Street

Requesting an **AREA Variance** for four parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Residential Medium Density Zone.

Mario Salpepi of Coppola Associates and Chuck Snyder, Director of Real Estate and Construction at RUPCO appeared. A collective discussion was held regarding applications 2015-10, 11, 12, 13 and 14. Mr. Salpepi stated that the project is composed of fifteen (15) sites out of which ten (10) meet the parking requirements in the new Zoning Code and five (5) do not meet the parking requirements. The project requires a total of 35 parking spaces but only 16 parking spaces are being provided; therefore, five (5) of the sites require parking variances. The project also includes a proposed demolition of a building located at 183 First Street, which would then be used as parking to support the overall project. The New York State Historic Preservation Office issued a letter in support of the demolition. The Planning Board has issued a SEQRA Negative Declaration. A discussion was held regarding funding for the project. It was stated that if the project does not obtain funding, there will be no purchase of the properties by RUPCO from the Landbank and the project will not move forward.

Motion Made to approve AREA Variances: Barbara Smith

Motion Second: Corey Allen

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Appeal No. 2015-11

Applicant: Rural Ulster Preservation Company

Owner: Newburgh Land Bank

Location: 21 South Miller Street

Requesting an **AREA Variance** for four parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Residential Medium Density Zone.

Motion Made to approve **AREA Variances:** Corey Allen

Motion Second: Barbara Smith

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Appeal No. 2015-12

Applicant: Rural Ulster Preservation Company

Owner: Newburgh Land Bank

Location: 39 B Johnston Street

Requesting an **AREA Variance** for five parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Residential Medium Density Zone.

Motion Made to approve **AREA Variances:** Michael Papaleo

Motion Second: Joanne Lugo

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Appeal No. 2015-13

Applicant: Rural Ulster Preservation Company

Owner: Newburgh Land Bank

Location: 54 Dubois Street

Requesting an **AREA Variance** for three parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Residential Medium Density Zone.

Motion Made to approve **AREA Variances:** Michael Papaleo

Motion Second: Barbara Smith

Roll Call Vote: Unanimous

Motion Carried: Unanimous

Appeal No. 2015-14

Applicant: Rural Ulster Preservation Company

Owner: Newburgh Land Bank

Location: 57 Dubois Street

Requesting an **AREA Variance** for three parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Residential Medium Density Zone.

Motion Made to approve AREA Variances: Michael Papaleo
Motion Second: Corey Allen
Roll Call Vote: Unanimous
Motion Carried: Unanimous

Motion to approve minutes of November 24, 2015: Corey Allen
Motion Second: Joanne Lugo
Motion Carried: Unanimous

Meeting Adjourned 7:50 p.m.

Respectfully Submitted:

Approved:

Eliana Diaz, Secretary

Joanne Lugo, Chairperson