

REGULAR MEETING

October 25, 2011

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 October 25, 2011 at 7:30 p.m. at the Newburgh Activity Center, 401 Washington Street, Newburgh, NY.

Members Present: Joanne Lugo
Victor Mirabelli
MaryAnn Prokosch
David Schwartz
Barbara Smith
James Kulisek

Also Present: Tiffany Reis, Assistant Corporation Counsel
Michelle Mills, Secretary to the Board

Motion Made to Approve Minutes of September 27, 2011 Meeting

Motion Made: MaryAnn Prokosch

Motion Second: Victor Mirabelli

Motion Carried: Unanimous

Old Business:

1. **Appeal No. 2011-06 - Tabled**
Applicant/Owner: Real Management Corp.
Location: 280 Broadway

Requesting an **AREA Variance** for 80 parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in a C2 Zone

New Business:

1. **Appeal No. 2011-08**
Applicant: Perreca Electric Co., Inc.
Owner: M & J Orange Properties, LLC
Location: 524 Broadway

Requesting a **USE Variance** to allow off-street parking as the principal use of the parcel, which does not meet the requirements of the Schedule of Use and Bulk Regulations in a C-2 Zone.

Charles Tallarday, owner of Perreca Electric and Troy Wojciekofsky of Stantec Consulting Services appeared before the Board to discuss their variance request. They informed the Board that approval of the request would result in an increased efficient use of the building, it would be safer for employees

who currently have to load and unload trucks on Broadway, and it would free up on- street parking spaces on Grove Street for the neighborhood.

At this time the Chairperson opened the public hearing by reading the text of the notice.
The following person spoke in favor of the applicant:

Kathryn Shafer, 12 Grove Street; She is in favor of the request as long as employees park in their lot.
Many residents of Grove Street lose parking spaces to Perreca employees now.

No one spoke in opposition to the applicant.
The public hearing was duly completed on October 25, 2011
Motion to Close Public Hearing: James Kulisek
Motion Second: MaryAnn Prokosch
Roll Call Vote: Unanimous

Zoning Board of Appeals to assume Lead Agency status for S.E.Q.R.A.:
Motion Made: Victor Mirabelli
Motion Second: MaryAnn Prokosch
Roll Call Vote: Unanimous
Motion Carried: Unanimous

Zoning Board of Appeals declares a Negative Declaration for S.E.Q.R.A.:
Motion Made: MaryAnn Prokosch
Motion Second: David Schwartz
Roll Call Vote: Unanimous
Motion Carried: Unanimous

Motion made to approve **USE VARIANCE**: David Schwartz
Motion Second: MaryAnn Prokosch
Roll Call Vote: Unanimous
Motion Carried: Unanimous

Meeting Adjourned 8:00 p.m.

Respectfully Submitted:

Approved:

Michelle M. Mills, Secretary

Joanne Lugo, Chairperson