

REGULAR MEETING

June 27, 2017

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 June 27, 2017 at 7:06 p.m. at the City of Newburgh Activity Center, 401 Washington Street, Newburgh, New York 12550.

Members Present: Joanne Lugo, Chairperson
David Schwartz
Barbara Smith
Lashawn Jasper

Members Absent: Michael Papaleo
Corey Allen
Gary Campbell

Also Present: Jeremy Kaufman, Assistant Corporation Counsel
Omar Balbuena-Palma, Secretary

New Business:

Mr. Schwartz moved to approve the May 23, 2017 minutes.
Ms. Smith seconded the motion.
The motion carried unanimously.

Appeal No. 2017-05

Applicant: Kien Trinh
Owner: CAT TUONG LLC
Location: 350 Broadway

Requesting an AREA Variance for 1 Story on apartment building height which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone.

Kien Trinh appeared before the Board. He gave an overview of his plan to change convert the 2nd floor building from vacant to a residential unit. He said the existing 2-story building does not conform to the 3-story requirement of the City Code and requested a variance for the building height.

Chairperson Lugo opened the public hearing.

No one spoke for or against the application.

Mr. Schwartz moved to close the public hearing.

Ms. Jasper seconded the motion.

The motion carried unanimously.

Mr. Schwartz moved to declare lead agency pursuant to SEQRA.

Mr. Jasper seconded the motion.

The motion carried unanimously.

Mr. Schwartz moved to issue a Negative Declaration pursuant to SEQRA.

Mr. Jasper seconded the motion.

The motion carried unanimously.

Mr. Schwartz moved to approve the area variance requested as submitted by the applicant.

Ms. Jasper seconded the motion.

The motion carried unanimously via roll call vote.

Appeal No. 2017-06

Applicant: Francisco Martinez

Owner: Raymond Lachance

Location: 50 Mill Street

Requesting a USE Variance to permit a Restaurant and an AREA Variance for 6 Off-Street Parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Zone.

The applicant for appeal number 2017-06 was not present at the meeting. The application was tabled until the July 25th 2017 Zoning Board of Appeals meeting.

Old Business:

Appeal No. 2017-04

Applicant: Timothy P Dexter, Jr

Owner: Dexter Development & Renovations, LLC

Location: 365 Ann Street

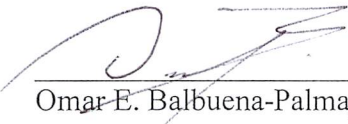
Requesting an AREA Variance for 4 feet on the west side yard setback and 6 feet on the east side yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium-Density Residential Zone.

Due to an error in SEQRA vote timing, a new vote on the area variance approval was required.

Mr. Schwartz moved to approve the area variances requested as submitted by the applicant.
Ms. Smith seconded the motion.
The motion carried unanimously via roll call vote.

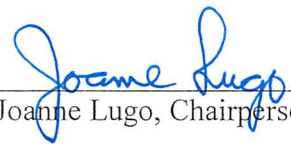
Meeting adjourned at 7:30 p.m.

Respectfully Submitted:



Omar E. Balbuena-Palma, Secretary

Approved:



Joanne Lugo, Chairperson