

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 July 26, 2022 at 7:00 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Joanne Lugo Chairperson
Tiffany Buxton
Dianne Dixon
Melvin Hales

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

Absent: Corey Allen
Ben Brandt
Julie Lindell
Bryan Luna
Michael Papaleo

The Chairperson called the meeting to order at 7:05 p.m. after confirming a quorum.

OLD BUSINESS

APPEAL NO. 2022-017

Applicant: Chris Berg / Berg + Moss Architects
Owner: Aamir Mumtaz / Dupar Realty
Location: 10 Dubois Street

Requesting an **AREA Variance** for 232.5 sf on lot area, 4.3 ft on lot depth, 8 ft on the front yard setback, 12% on lot coverage and 8 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

Chris Berg appeared before the Board and gave an overview of the parking study requested at the June Meeting.

DISCUSSION BY THE BOARD

Ms. Dixon asked the applicant to identify the streets presented in the photos and clarify the time stamp discrepancies listed on the submitted chart.

Mr. Berg reviewed these items for the Board.

Dianne Dixon moved to approve the application as submitted, subject to a revised submission of the parking study that labels the photos to match the representations made at the meeting.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

APPEAL NO. 2022-014

Applicant: Jaroslava Simone Kvapil / Alvin Moonesar
Owner: Jaroslava Simone Kvapil
Location: 59 Courtney Avenue

Requesting an **AREA Variance** for 232.5 sf on lot area, 4.3 ft on lot depth, 8 ft on the front yard setback, 12% 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.

Applicants were not present for the meeting.

The board denied the applicants request to vote on the application without the applicant present.

Application tabled until next meeting.

Approval of Minutes

Dianne Dixon moved to approve the June 2022 meeting minutes.
The Chairperson seconded the motion.
The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 7:12 p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Joanne Lugo, Chairperson