

**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 November 22, 2022 at 7:00 p.m. at the Activity Center, 401 Washington Street, Newburgh, New York.

Members Present: Joanne Lugo Chairperson  
Ben Brandt  
Tiffany Buxton  
Dianne Dixon  
Melvin Hales (alternate)  
Julie Lindell

Absent: Corey Allen  
Michael Papaleo

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

The Chairperson called the meeting to order at 7:03 p.m. after confirming a quorum.

**NEW BUSINESS**

**APPEAL NO. 2022-28**

**Applicant:** Eli Vaknin  
**Owner:** 420 Grand LLC  
**Location:** 420 Grand Street

Requesting an **AREA Variance** for 7.4 feet on the front yard setback and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

Eli Vaknin and Dan Gilbert appeared before the Board.

Eli Vaknin and gave an overview of the proposed project and an overview of the parking study.

**DISCUSSION BY THE BOARD**

Ms. Dixon asked if there are two on-site parking spaces.

Mr. Vaknin said there will be no parking on site. He said the garage will be used for storage only.

The Assistant Corporation Counsel asked if they are proposing changes to the building footprint.

Mr. Vaknin said no footprint changes were proposed.

The Assistant Corporation Counsel gave a history of the prior application presented to the Board December 28, 2021. He said the application at that time was to convert the single-family into a four-family. He said a four-family request would have required a use variance. The applicant amended its request to convert the building into a 3-family dwelling, which is allowed pending Site Plan review from the Planning Board.

Ms. Dixon made a recommendation to the applicant to include later evening hours in any future submitted parking studies.

The Chairperson opened the public hearing.

No one was present for or against the project.

A public comment letter had been submitted and entered into the record.

Dianne Dixon moved to close the public hearing.

Julie Lindell seconded the motion.

The motion passed unanimously via roll-call vote.

Dianne Dixon moved to declare the action Type II for SEQRA.

Julie Lindell seconded the motion.

The motion passed unanimously via roll-call vote.

Dianne Dixon moved to approve application as submitted.

Julie Lindell seconded the motion.

The motion passed unanimously via roll-call vote.

### **Approval of Minutes**

Dianne Dixon moved to approve the October 2022 meeting minutes.

Julie Lindell seconded the motion.

The motion passed unanimously via roll-call vote.

### **DISCUSSION ITEM**

The December meeting will be held on December 27, 2022.

With no further business to discuss, the meeting adjourned at 7:16 p.m.

Respectfully Submitted:

Approved:

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J.K. Gentile, Secretary

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Joanne Lugo, Chairperson