

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 December 27, 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 7:04 p.m. after confirming a quorum.

NEW BUSINESS

APPEAL NO. 2022-31

Applicant: Tiffany Buxton
Owner: TiffanyMichelle Design, LLC
Location: 117 Lander Street

Requesting an **AREA Variance** for 830 on lot area, 8.3 in the lot width, 10 feet on the front yard setback, 5/5 on the side yard setbacks, 10% 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.

Tiffany Buxton recused herself from vote.

Tiffany Buxton and Jonathan Cella, P.E. appeared before the Board.

Jonathan Cella gave an overview of the proposed project.

DISCUSSION BY THE BOARD

The Assistant Corporation Counsel asked if there are any proposed changes to the building footprint.

Mr. Cella said no footprint changes were proposed.

Ms. Lindell asked the property was originally a single-family dwelling.

The Assistant Corporation Counsel said the last Certificate of Occupancy of record was a two-family dwelling.

The Chairperson opened the public hearing.

There was no one was present for or against the project.

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.

APPEAL NO. 2022-32

Applicant:	Tiffany Buxton
Owner:	David Herring, III
Location:	119 Lander Street

Requesting an **AREA Variance** for 830 on lot area, 8.3 in the lot width, 10 feet on the front yard setback, 5/5 on the side yard setbacks, 10% 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.

Tiffany Buxton recused herself from vote.

Tiffany Buxton and Jonathan Cella appeared before the Board.

Jonathan Cella gave an overview of the proposed project.

DISCUSSION BY THE BOARD

The Assistant Corporation Counsel asked if there are any proposed changes to the building footprint.

Mr. Cella said no footprint changes were proposed.

The Chairperson opened the public hearing.

There was no one was present for or against the project.

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.

APPEAL NO. 2022-33

Applicant: Chris Berg / Berg + Moss Architects, PC

Owner: WSDEBE Holdings LLC

Location: 70 Lander Street

Requesting an **AREA Variance** for 2 feet on lot width which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

Chris Berg and Weaver Debe appeared before the Board.

Mr. Berg gave an overview of the proposed project. He said there is no proposed change to the building footprint.

DISCUSSION BY THE BOARD

The Chairperson opened the public hearing.

Todd Buxton spoke in favor of the project.

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

Diane Dixon moved to approve the November 2022 meeting minutes.
Julie Lindell seconded the motion.
The motion passed unanimously via roll-call vote.

With no further business to discuss, the meeting adjourned at 7:22p.m.

Respectfully Submitted:

Approved:

J.K. Gentile, Secretary

Joanne Lugo, Chairperson