

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, APRIL 25, 2023**  
**7:00 P.M.**

**NEW BUSINESS**

**APPEAL NO. 2023-09**

**Applicant:** Eli Vaknin  
**Owner:** 35 Johnston, LLC  
**Location:** 35 Johnston Street

Requesting an **AREA Variance** for 5 feet on the South side yard setback, 13.5% 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.

**APPEAL NO. 2023-10**

**Applicant:** Chris Berg/Berg + Moss Architects  
**Owner:** Darkei Hakolelim Inc.  
**Location:** 60 Benkard Avenue

Requesting an **AREA Variance** for 2.7 feet on the south front yard setback. 10 feet on the east front yard setback, 1.1 on the west side yard setback, 5 feet on the north side yard setback, and 17% on lot coverage and 1 off-street parking space which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

**APPEAL NO. 2023-11**

**Applicant:** Alec Klee Galli Architects  
**Owner:** Fracasse Realty, LLC  
**Location:** 33 South Robinson Avenue

Requesting an **AREA Variance** for 6 off street parking spaces, which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone with Commercial Overlay

**APPEAL NO. 2023-15**

**Applicant:** Eldz Property LLC  
**Owner:** Eldz Property LLC  
**Location:** 199 Chambers Street

Requesting an **AREA Variance** for 12 feet on lot depth and 10 feet on the North front yard setback, 10 feet on the East front yard setback, 5 feet on the South side yard setback, 5 feet on the West side yard setback, 70 % on lot coverage and 11 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

**APPROVAL OF MINUTES**