

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, APRIL 26, 2022
7:00P.M.

OLD BUSINESS

APPEAL NO. 2022-05 **Applicant:** Jonathan Powell AIA
Owner: AHNA 158 Lander LLC
Location: 158 Lander Street
Requesting an **AREA Variance** for 1.6 feet on the front yard setback, 2.2 feet on the side yard setback and 3 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential zone.

NEW BUSINESS

APPEAL NO. 2022-07 **Applicant:** Nutopia Development Group
Owner: Nutopia Development Group / Michael H. Mamiye
Location: 60 Dubois Street
Requesting an **AREA Variance** for 3.8 feet on the building height, 5.9% on lot coverage and 86 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. 2022-08 **Applicant:** Carson Carter
Owner: Josephine Clare Hollo (POA: Tamsin Hollo)
Location: 120 First Street Lot B
Requesting an **AREA Variance** for 42.6 feet on lot depth and 19.1 feet on the rear yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

APPEAL NO. 2022-09 **Applicant:** Newburgh Community Land Bank
Owner: Newburgh Community Land Bank
Location: 39 S. Miller Street
Requesting an **AREA Variance** for 1.8 feet on the lot width, 2.0 feet/ 4.8 feet on the side yard setback and 2 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