

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, MAY 23, 2023
7:00 P.M.

OLD BUSINESS

APPEAL NO. 2023-05 **Applicant:** Chris Berg, R.A./Berg + Moss Architects, PC
Owner: Newburgh SHG 62 LLC
Location: 205 Broadway

Rehearing of application for **AREA Variance** for 21 feet on lot depth, 20 feet on the rear yard setback and 10% on the landscaped area which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone.

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.

NEW BUSINESS

APPEAL NO. 2023-13 **Applicant:** Will Cappelletti
Owner: XP, LLC
Location: 172 Dubois Street

Requesting an **AREA Variance** for 7 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential and Neighborhood Commercial Zone.

APPEAL NO. 2023-14 **Applicant:** Chris Berg/Berg + Moss Architects
Owner: Guy R. Larocca
Location: 211 Broadway

Requesting an **AREA Variance** for 20 feet on the rear yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone.

APPEAL NO. 2023-12 **Applicant:** Jon Moss/Berg + Moss Architects
Owner: Newburgh SHG 8 LLC
Newburgh SHG 9 LLC
Newburgh SHG 10 LLC
Location: 150, 152, & 156 Broadway

Requesting an **AREA Variance** for 10'-2" feet on the building height which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone.

APPEAL NO. 2023-19 **Applicant:** Jon Moss/Berg + Moss Architects
Owner: Benjamin Tilton & Celine Tilton
Location: 249 Grand Street

Requesting an **AREA Variance** for 15 feet on the front yard setback, 8.2 feet on the North side yard setback, 10 feet on the South side yard setback, 18.7 feet on the rear yard setback and 11.9% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

APPEAL NO. 2023-20 **Applicant:** Sean Kearney/Kearney Realty &
Development Group, Inc.
Owner: City of Newburgh
Location: 140 Montgomery, 146 Montgomery Street &
137 Smith Street

Requesting an **AREA Variance** for 45 feet on the side yard setback and 74 off-street parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Waterfront Gateway Zone.

APPEAL NO. 2023-17 **Applicant:** Matt Sorrell, PE/Sorrell Engineering, PLLC
Owner: Munal Qayyem & Amjad Qayyem
Location: 55 Liberty Street WH

Requesting an **AREA Variance** for 10.7 feet on the front yard setback, 10 feet on the South side yard setback, 7.7 feet on the North side yard setback, 21% on lot coverage 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.

APPEAL NO. 2023-18

Applicant: Matt Sorrell, PE/Sorrell Engineering, PLLC
Owner: Dajma Group, Inc.
Location: 99 Henry Avenue

Requesting an **AREA Variance** for 95 square feet on lot area, 3 feet in the lot width, 10.7 feet on the front yard setback, 10 feet on the East side yard setback, 6.3 feet on the West side yard setback, 40% on lot coverage and 2 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

APPEAL NO. 2023-16

Applicant: Cian Hamill and Mian Ye
Owner: Cian Hamill and Mian Ye
Location: 207 Liberty Street

Requesting an **AREA Variance** for 14.4 feet on the front yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

APPROVAL OF MINUTES