

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**HALL OF FAME BUILDING**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, MAY 24, 2022**  
**7:00P.M.**

**OLD BUSINESS**

**APPEAL NO. 2022-02**     **Applicant:**     Garfield Bruff  
**Owner:**             City of Newburgh  
**Location:**         169 Johnston Street  
Requesting an **AREA Variance** for 5,304 square feet on lot area, 3.1 feet on the front yard setback, 0 / 10 feet on the side yard setback and 10 feet on the lot width which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential 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.

**NEW BUSINESS**

**APPEAL NO. 2022-06**     **Applicant:**     Sarah Mekhail  
**Owner:**             Sarah Mekhail  
**Location:**         31 Lutheran Street  
Requesting an **AREA Variance** for 5.7 feet on the front yard setback and 2.1 feet on the side yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

**APPEAL NO. 2022-010**     **Applicant:**     Newburgh Community Land Bank  
**Owner:**             Newburgh Community Land Bank  
**Location:**         44 S. Miller Street  
Requesting an **AREA Variance** for 1395 square feet on lot area, 2.9 feet in the lot width, 45 feet on lot depth, 8 feet on the front yard setback, 5 feet on the South side yard setback, 6 feet on the rear yard setback, 37% on lot coverage 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.

**APPEAL NO. 2022-011**

**Applicant:** Newburgh Community Land Bank

**Owner:** Newburgh Community Land Bank

**Location:** 59 Lander Street

Requesting an **AREA Variance** for 6 feet on the North side yard setback and 30% on the frontage occupancy which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood zone.

**APPROVAL OF MINUTES**