

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, JUNE 27, 2023
7:00 P.M.

OLD BUSINESS

APPEAL NO. 2022-04 **Applicant:** National Builders South, LP
Owner: Atkemix Thirty-Seven Inc.
Location: 700 South Street
Requesting an **AREA Variance** for 5 feet on the building height and 275 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Industrial Zone.

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.

NEW BUSINESS

APPEAL NO. 2022-29 **Owner (17 Johnston):** City of Newburgh
Owner (19 Johnston): The Newburgh Ministry, Inc.
Applicant: Colin Jarvis/Newburgh Ministry

Requesting an **AREA Variance** on **Lot A** for 7.9 feet on the front yard setback, 5 feet on the South side yard setback, 15.7 feet on the rear yard setback, 2 stories/16.5 feet on the building height and 35% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

Requesting an **AREA Variance** on **Lot B** for 7.6 feet on the front yard setback, 5 feet on the North side yard setback, 5 feet on the South side yard setback, 20 feet on the rear yard setback and 56% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

APPEAL NO. 2023-22

Applicant: Jonathan Moss/Berg + Moss Architects, PC
Owner: Colonial1932 LLC
Location: 74 Lander Street

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

APPEAL NO. 2023-23

Applicant: Cynthia Dones
Owner: Cynthia Dones & Alberto Rodriguez
Location: 38 Valley Avenue

Requesting an **AREA Variance** for 1 foot on the North side setback and 5 feet on the East side setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential Zone.

APPEAL NO. 2023-24

Applicant: Navia Mordan
Owner: Navia Mordan
Location: 32 City Terrace North

Requesting an **AREA Variance** for 7.8 foot on the North side setback and 9.2 feet on the East side setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential Zone.

APPEAL NO. 2023-25

Applicant: Prince Holman/JQ Real Estate Ventures LLC
Owner: JQ Real Estate Ventures LLC
Location: 38 Lander Street

Requesting an **AREA Variance** for 25 feet on lot depth and 10 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.

APPROVAL OF MINUTES