

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, SEPTEMBER 26, 2023
7:00 P.M.

NEW BUSINESS

APPEAL NO. 2023-41

Applicant: Eli Vaknin
Owner: Eli Vaknin and Wiktorja Staromiejska
Location: 145 North Miller Street

Requesting an **AREA Variance** for 9 feet on lot depth, 9.4 feet on the front yard setback and 5 feet on the north side setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Zone.

APPEAL NO. 2023-38

Applicant: Chris Berg, R.A. / Berg + Moss Architects, PC
Owner: Barbara Verroci & Kristin Schaumleffel
Location: 282 Liberty Street

Requesting an **AREA Variance** for 10 feet on the front yard setback, 0.5 feet on the north side setback, and 1.6 feet on the south side 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 Zone.

APPEAL NO. 2023-37

Applicant: Chris Berg, R.A. / Berg + Moss Architects, PC
Owner: Roberto B LLC
Location: 2 Bay View Terrace

Requesting an **AREA Variance** for 2 feet on the north front yard setback, 3-10 feet on the west side yard setback, 2-11 feet on the south side yard setback, 3% 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 Low-Density Residential Zone.

APPEAL NO. 2023-36

Applicant: Manmohan Gadh and Inna Sobel
Owner: Orange Property Develop LLC
Location: 25 City Terrace

Requesting an **AREA Variance** for 10 feet on the front yard setback, 4.8 feet on the North side yard setback, 2.8 feet on the South side yard setback, 12.4% 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. 2023-42

Applicant: Jonathan Moss, R.A. / Berg + Moss Architects, PC
Owner: Zeqir Hakanjin
Location: 405 Grand Street

Requesting an **AREA Variance** for 10 feet on the North side yard setback, 7.6 feet on the South side yard setback 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. 2023-40

Applicant: Angelo Balbo
Owner: Angelo Balbo Management LLC
Location: 825 Broadway, 829 Broadway

Requesting a **USE Variance** for an Apartment House in the Low Density Residential Zone with a Neighborhood Commercial Overlay.

APPROVAL OF MINUTES