

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, OCTOBER 24, 2023
7:00 P.M.

OLD BUSINESS

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.

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 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.

NEW BUSINESS

APPEAL NO. 2023-43 **Applicant:** Chris Berg, R.A./Berg + Moss Architects, PC
Owner: 40 South Miller Street LLC
Location: 40 South Miller Street

Requesting an **AREA Variance** for 580 square feet on lot area, 1 foot in the lot width, 15 feet on lot depth, 10 feet on the front yard setback, 2.1 feet on the north side yard setback, 5 feet on the south side yard setback 21% 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. 2023-44 **Applicant:** Chris Berg, R.A./Berg + Moss Architects, PC
Owner: 85 Renwick Street LLC
Location: 85 Renwick Street

Requesting an **AREA Variance** for 2.1 feet on front yard setback, 3 feet on the east front yard setback, 3 feet on the south side yard setback, 45% on the frontage occupancy and 8 off-street parking

spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

APPEAL NO. 2023-45

Applicant: Joseph Barber Buxbaum
Owner: 161 Johnston, LLC
Location: 161 Johnston Street

Requesting an **AREA Variance** for 10 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, 36% 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 Medium-Density Residential Zone.

APPEAL NO. 2023-39

Applicant: Allan Rothman
Owner: Hudson Visionary Development, LLC
Location: 449 First Street

Requesting an **AREA Variance** for 11.6 feet on the front yard setback, 1.1 feet on the east side yard setback, 9.4 feet on the west side yard setback and 6.7 feet on the rear yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential Zone.

APPEAL NO. 2023-46

Applicant: 299 Properties, LLC
Owner (694 Broadway): 694 Newburgh LLC
Owner (696 Broadway): 696 Newburgh LLC
Owner (67 Wisner Avenue): Wisner & Broadway, LLC
Locations: 694 Broadway, 696 Broadway, 67 Wisner Avenue

Lot A: Requesting an **AREA Variance** for 3.8 feet on the east front yard setback and 7.8 feet on the west side yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential Zone, in the Neighborhood Commercial Overlay.

Lot C: Requesting an **AREA Variance** for 12 feet on the front yard setback and 7.1 feet on the north side yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential Zone, in the Neighborhood Commercial Overlay.

APPROVAL OF MINUTES