

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, FEBRUARY 22, 2021**  
**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 5,500 square feet on lot area, 3.1 feet on the front yard setback, 0 / 10 feet on the side yard setback and 5 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. 2022-03**     **Applicant:**     Habitat for Humanity of Greater Newburgh  
**Owner:**             City of Newburgh  
**Location:**         511 South Street  
Requesting an **AREA Variance** for Lot A) 0/5 feet; Lot B) 5/0; Lot C) 0 /5; Lot D) 5/0 on the side yard setbacks which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential zone.

**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. 2022-03**     **Applicant:**     Jonathan Powell AIA  
**Owner:**             AHNA 158 Lander LLC  
**Location:**         158 Lander Street  
Requesting an **AREA Variance** for 1.6 feet on the front yard setback, 2.2 feet on the 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 Medium Density Residential zone.

**APPROVAL OF MINUTES**