

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
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 5,500 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.

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.

APPEAL NO. 2022-011 **Applicant:** Newburgh Community Land Bank
Owner: Newburgh Community Land Bank
Location: 136 Lander Street
Requesting an **AREA Variance** for 400 square feet on lot area, 4 feet in the lot width, 0.8 feet on the front yard setback, 1 story on the building height, 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 Medium Density Residential zone.

APPROVAL OF MINUTES