

CITY OF NEWBURGH
ZONING BOARD OF APPEALS
123 Grand Street, Newburgh, N.Y. 12550

Joanne Lugo, Chairperson
Omar E. Balbuena-Palma, Secretary
Phone: (845) 569-7380 Fax: 845.569.7370

ZONING BOARD OF APPEALS
AGENDA
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, SEPTEMBER 26, 2017
7:00 P.M.

APPROVAL OF MINUTES

OLD BUSINESS

- APPEAL NO. 2017-11** **Applicant:** James A. Gibbons
Owner: 144 Tercera Corp
Location: 132 Third Street
Requesting an AREA Variance for 3 Off-street Parking Spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium-Density Residential Zone.
- APPEAL NO. 2017-12** **Applicant:** Wendell Jackson
Owner: Jaber Nidal
Location: 46 William Street
Requesting an AREA Variance for 5 feet on the North side yard setback and 5 feet on the South side yard setback, 10 feet on the front yard setback, 10 feet on the rear yard setback, 2 Off-street Parking Spaces and 40% on lot coverage, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Commercial District Zone.
- APPEAL NO. 2017-14** **Applicant:** Philip Gama
Owner: Philip Gama
Location: 14 Sherman Drive
Requesting an AREA Variance for 7 feet on the North East side yard setback that does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential Zone.
- APPEAL NO. 2017-15** **Applicant:** Sulma E. Fernandez
Owner: Aladesanmi Anjorin
Location: 603 Broadway
Requesting an AREA Variance for 12 Off-Street Parking spaces, which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Commercial District Zone.

NEW BUSINESS

APPEAL NO. 2017-07

Applicant: Thomas Dodd

Owner: P.S. 6 Liberty St., LLC

Location: 1 Liberty Street

Requesting an AREA Variance for 38 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

APPEAL NO. 2017-17

Applicant: Jamal Ruhe

Owner: Jeffrey C Bufano

Location: 91 City Terrace

Requesting an AREA Variance for 1,193 feet on lot area, 3 feet on lot width, 16 feet on lot depth, 10 feet on the front yard setback, 5 feet on the North side yard setback, 5 feet on the South 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.