

AGENDA
ZONING BOARD OF APPEALS
ZOOM VIDEOCONFERENCE
TUESDAY, APRIL 27, 2021
7:00 P.M.

APPROVAL OF MINUTES

NEW BUSINESS

- APPEAL NO. 2021-02** **Applicant:** Rafiq Majeed
 Owner: 393 Liberty St., Inc.
 Location: 212 South Street
Requesting an **AREA Variance** for 27 feet on lot depth, 7 feet on the front yard setback, 5 feet on the side yard setback and 5 feet on the rear yard setback, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.
- APPEAL NO. 2021-03** **Applicant:** Alec Klee Galli Architects
 Owner: Fracassee Realty, LLC
 Location: 33 S. Robinson Avenue
Requesting an **AREA Variance** for 38 off-street parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone with Commercial Overlay.
- APPEAL NO. 2021-04** **Applicant:** Jason Rodriguez
 Owner: Soak and Rinse, LLC
 Location: 754 Broadway
Requesting an **AREA Variance** for 5 feet on the side yard setback, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.
- APPEAL NO. 2021-05** **Applicant:** Berg + Moss Architects, P.C.
 Owner: Newburgh SHG 42 LLC
 Location: 90 Lander Street
Requesting an **AREA Variance** for 5 feet on the front yard setback, 5% on lot coverage and 4 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. 2021-06** **Applicant:** Berg + Moss Architects, P.C.
Owner: Newburgh SHG 40 LLC
Location: 189 Grand Street
Requesting an **AREA Variance** for 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. 2021-07** **Applicant:** Berg + Moss Architects, P.C.
Owner: Newburgh SHG 49 LLC
Location: 127 Chambers Street
Requesting an **AREA Variance** for 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. 2021-08** **Applicant:** Berg + Moss Architects, P.C.
Owner: Newburgh SHG 1 LLC
Location: 157 Broadway
Requesting an **AREA Variance** for 20 feet on the rear yard setback and 2% on lot coverage, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor zone.
- APPEAL NO. 2021-09** **Applicant:** Adam Shayanfekr
Owner: Newburgh SHG 15 LLC
Location: 224 Broadway
Requesting an **AREA Variance** for one (1) story on building height and midrise as building type, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor zone.
- APPEAL NO. 2021-10** **Applicant:** Kearney Realty & Development Group
Owner: City Of Newburgh
Location: 15 S. Colden Street
Requesting an **AREA Variance** for 59 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. 2021-11** **Applicant:** Matt Arbolino
Owner: Habitat for Humanity of Greater Newburgh
Location: 139 Johnston Street
Requesting an **AREA Variance** for two (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. 2021-12

Applicant: Matt Arbolino

Owner: Habitat for Humanity of Greater Newburgh

Location: 141 Johnston Street

Requesting an **AREA Variance** for two (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.

DISCUSSION

Planning Board notice of intent for Lead Agency