

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

Joanne Lugo, Chairperson
J.K. Gentile, Secretary
Phone: (845) 569-7383 Fax: (845) 569-0188

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, JULY 27, 2021
7:00P.M.

APPROVAL OF MINUTES

OLD BUSINESS

APPEAL NO. 2021-18 **Applicant:** Chris Berg / Berg + Moss Architects
Owner: Newburgh SHG 50 LLC
Location: 184 Liberty Street
Requesting an **AREA Variance** for 8 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

NEW BUSINESS

APPEAL NO. 2021-15 **Applicant:** Nathan Litwin
Owner: Regional Economic Community Action Program, Inc. (RECAP)
Location: 116 Carson Avenue
Requesting an **AREA Variance** for 13,134 square feet on the lot area, 4'7" feet on the front yard setback, 4'7" feet on the East side yard setback, 6.9% on lot coverage, 6 off-street parking spaces and 1 additional dwelling unit which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential zone.

APPEAL NO. 2021-20 **Applicant:** Mark Finkelstein
Owner: Randy McMurtrie
Location: 35 South Lander Street
Requesting an **AREA Variance** for 20 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.