

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, SEPTEMBER 28, 2021
7:00 P.M.

APPROVAL OF MINUTES

OLD BUSINESS

APPEAL NO. 2021-19 **Applicant:** Aaqib Majeed
Owner: Aaqib Majeed
Location: 13 North Plank Road, Lot #1
Requesting an **AREA Variance** for 4 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential zone.

APPEAL NO. 2021-21 **Applicant:** Chris Berg / Berg + Moss Architects
Owner: Newburgh SHG 44 LLC
Location: 172 Chambers Street
Requesting an **AREA Variance** for 172 square feet on the lot area, 1 feet on the lot width, 10 feet on the front yard setback 5 feet on the side yard setback, 7% 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.

NEW BUSINESS

APPEAL NO. 2021-22 **Applicant:** Rainbow Pools & Living Art Design / Lynn Eisenhut
Owner: Lester F. Bussey & Tooraj Kavoussi
Location: 346 Grand Street
Requesting an **AREA Variance** for 13 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. 2021-24

Applicant: Sisha Ortuzar
Owner: Newburgh Enlarged City School District
Location: 191 Washington Street

Building A: Requesting an **AREA Variance** for 9 feet and 10 feet on the side yard setbacks, 10 feet on the rear yard setback, and 35 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential zone.

Building B and C (combined): Requesting an **AREA Variance** for 10 feet on the side yard setback, 10 feet on the front yard setback, 1 story on the building height, 10 feet on the building height and 118 off-street parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential zone.