

AGENDA
ZONING BOARD OF APPEALS
ZOOM VIDEOCONFERENCE
TUESDAY, NOVEMBER 23, 2021
7:00 P.M.

APPROVAL OF MINUTES

OLD 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, 5' feet on the front yard setback, 2.9/7' feet on the side yard setback, 20.7% on lot coverage, 7 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. 2021-24

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: 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 33 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 C: 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 85 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. 2021-25

Applicant: Joseph & Maria Afonso

Owner: Joseph & Maria Afonso

Location: 56-58 Dubois Street

Requesting an **AREA Variance** for 5,573 square feet on lot area, 25% on lot coverage, 10 feet / 3.4 feet on the side yard setbacks 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.