

AGENDA
ZONING BOARD OF APPEALS
ZOOM VIDEOCONFERENCE
TUESDAY, DECEMBER 28, 2021
7:00 P.M.

APPROVAL OF MINUTES

OLD BUSINESS

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 7 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential zone.

Buildings B & 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 97 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. 2021-26

Applicant: Willie Carley
Owner: Willie Carley
Location: 540 Gidney Avenue

Requesting an **AREA Variance** for 8 feet and 6 inches on the front yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential zone.

APPEAL NO. 2021-27

Applicant: Habitat for Humanity of Greater Newburgh
Owner: Habitat for Humanity of Greater Newburgh
Location: 169 Ann Street

Requesting an **AREA Variance** for 46.25 on lot depth, 9.9 feet on the front yard setback and 4.9 feet on the rear yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential zone.

APPEAL NO. 2021-29

Applicant: Sarah Beckham Hooff

Owner: Sarah Beckham Hooff

Location: 95 Beacon Street

Requesting an **AREA Variance** for 4.9 feet on the front yard setback, 7.2/0 feet on the rear yard setbacks and 2 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. 2021-30

Applicant: Eli Vaknin

Owner: 420 Grand, LLC

Location: 420 Grand Street

Requesting an **AREA Variance** for 7.4 feet on the front yard setback and 8 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. 2021-31

Applicant: Allon Azulai

Owner: 20 Bridge Group LLC

Location: 20 Bridge Street

Requesting an **AREA Variance** for 9 feet on the front yard setback, 20 feet on the rear yard setback, 1 foot on the lot width, 10/2.5 feet on the side yard setbacks, 5.7% on lot coverage and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential zone.