

AGENDA
ZONING BOARD OF APPEALS
HALL OF FAME BUILDING
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, JUNE 28, 2022
7:00P.M.

OLD BUSINESS

APPEAL NO. 2022-07 **Applicant:** Nutopia Development Group
 Owner: Nutopia Development Group / Michael H. Mamiye
 Location: 60 Dubois Street
Requesting an **AREA Variance** for 3.8 feet on the building height, 5.9% on lot coverage and 86 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. 2022-12 **Applicant:** Newburgh Community Land Bank
 Owner: Newburgh Community Land Bank
 Location: 136 Lander Street
Requesting an **AREA Variance** for 400 sf on lot area, 4 feet on the lot width, 0.8 ft on the front yard setback, 1 story on building height, 3% on lot coverage and 3 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. 2022-16 **Applicant:** Newburgh Community Land Bank
 Owner: Newburgh Community Land Bank
 Location: 63 Lander Street
Requesting an **AREA Variance** for 2 feet on the lot width which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood zone.

APPEAL NO. 2022-15 **Applicant:** Cheetah Transport / Marie Louis
 Owner: Real Cyber, Inc. / Walter Park
 Location: 429 Broadway
Requesting an **AREA Variance** for 2 stories on the building height which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor zone.

APPEAL NO. 2022-013

Applicant: 271 Grand Realty Partners LLC

Owner: 271 Grand Realty Partners LLC

Location: 271 Grand Street

Requesting an **AREA Variance** for 13.4 feet/5.9 feet on the front yard setback, 9.2 feet on the side yard setback, 58% on lot coverage and 3 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. 2022-017

Applicant: Chris Berg / Berg + Moss Architects

Owner: Aamir Mumtaz / Dupar Realty

Location: 10 Dubois Street

Requesting an **AREA Variance** for 232.5 sf on lot area, 4.3 ft on lot depth, 8 ft on the front yard setback, 12% on lot coverage and 8 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. 2022-017

Applicant: Jaroslava Simone Kvapil / Alvin Moonesar

Owner: Jaroslava Simone Kvapil

Location: 59 Courtney Avenue

Requesting an **AREA Variance** for 758 sf on lot area, 6 ft on lot width, 3 ft on the front yard setback, 10/10 on the side yard setback, 31% 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.

APPROVAL OF MINUTES