

AGENDA
ZONING BOARD OF APPEALS
HALL OF FAME BUILDING
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, AUGUST 23, 2022
7:00 P.M.

OLD BUSINESS

APPEAL NO. 2022-014

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.

APPEAL NO. 2021-24

Applicant: Sisha Ortuzar
Owner: 191 Washington Street LLC
Location: 191 Washington Street

Requesting an **AREA Variance** for 60-unit count, 85,800 sq ft on lot area, 21% 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 with a Neighborhood Commercial Overlay.

NEW BUSINESS

APPEAL NO. 2022-18

Applicant: Alvin Moonesar
Owner: VIP Partners LLC
Location: 85 William Street

Requesting an **AREA Variance** for 5 ft/2.4 ft on the side yard setbacks, 23% on lot coverage and 2 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone with a Neighborhood Commercial Overlay.

APPEAL NO. 2022-19

Applicant: Michael Mamiye
Owner: Nutopia 31 Dubois LLC
Location: 31 Dubois Street

Requesting an **AREA Variance** for 8655 sq ft on lot area, 25.1 ft on the lot width, 1.7 ft on the front yard setback, 9.6 ft/0 ft on the side yard setbacks, 2.3 ft on the rear yard setback, 18% on lot coverage 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.

APPEAL NO. 2022-20

Applicant: Robert Fontaine
Owner: Industrial House LLC / Monica Coronatti
Location: 47 Lander Street

Requesting an **AREA Variance** for 34.2 ft on lot depth, 1.4 ft on the front yard setback, 4.5 ft/1.6 ft on the side yard setbacks, .8 ft on building height and 15% landscaped area which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

APPEAL NO. 2022-21

Applicant: Chris Berg / Berg + Moss Architects
Owner: 75 Grove LLC
Location: 191 N. Miller Street

Lot A: Requesting an **AREA Variance** for 625 sq ft on lot area which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

Lot B: Requesting an **AREA Variance** for 625 sq ft on lot area which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

APPEAL NO. 2022-22

Applicant: Javier Fiscal
Owner: Walter Park
Location: 435 Broadway

Requesting an **AREA Variance** for 2.9 ft on the front yard setback, 39 ft on the East side yard setback, 2.3 on the West side yard setback, 3 stories on the building height and 25% on the frontage occupancy which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone.

APPEAL NO. 2022-23

Applicant: Manuel Zacarias
Owner: Manuel Zacarias-Gregorio
Location: 288 South William Street

Lot A: Requesting an **AREA Variance** for 7.4 ft on the front yard setback, 9.1 ft/9.1 ft on the side yard setbacks and 16.5 ft 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.

Lot B: Requesting an **AREA Variance** for 6.9 ft on the front yard setback, 9 ft/9 ft on the side yard

setbacks, 16.4 ft on the rear yard setback 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. 2022-24

Applicant: Jonathan Moss / Berg + Moss
Architects

Owner: TiffanyMichelle Design, LLC

Location: 23 Hudson View Terrace

Lot A: Requesting an **AREA Variance** for 1 off-street parking space which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

Lot B: Requesting an **AREA Variance** for 1 off-street parking space which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

APPROVAL OF MINUTES