

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, JANUARY 23, 2024
7:00 P.M.

OLD BUSINESS

APPEAL NO. 2023-40 **Applicant:** Angelo Balbo
Owner: Angelo Balbo Management LLC
Location: 825 Broadway, 829 Broadway

Requesting a **USE Variance** for an Apartment House in the Low Density Residential Zone with a Neighborhood Commercial Overlay.

APPEAL NO. 2023-20 **Applicant:** Sean Kearney/Kearney Realty & Development Group, Inc.
Owner: City of Newburgh
Location: 140 Montgomery, 146 Montgomery Street & 137 Smith Street

Requesting an **AREA Variance** for 45 feet on the side yard setback and 74 off-street parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Waterfront Gateway Zone.

NEW BUSINESS

APPEAL NO. 2024-01 **Applicant:** Eli Vaknin
Owner: 35 Johnston LLC
Location: 35 Johnston Street

Requesting an **AREA Variance** for 5 feet on the North side yard setback, 5 feet on the South side yard setback, 15% 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 Medium Density Residential Zone.

APPEAL NO. 2024-02 **Applicant:** Austin Dubois
Owner: Austin Dubois
Location: 7 Benkard Avenue

Requesting an **AREA Variance** for 50 feet on lot depth, 20 feet on the rear yard setback and 15% minimum landscaped area which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

APPEAL NO. 2024-03 **Applicant:** John Maragliano
Owner: Lake Street LLC
Location: 207 Lake Street

Requesting an appeal of a determination made by the Fire Chief and Acting Building Inspection in an Informational Report dated June 29, 2023.

APPEAL NO. 2024-04 **Applicant:** Matthew D. Sorrell, PE
Owner: Amjad Qayyem and Lisa Perez
Location: 138 Lander Street

Requesting an **AREA Variance** for 58 square feet on lot area, 0.58 feet in the lot width, 2.9 feet on the front yard setback, 5 feet on the South side setback, 2.9 feet on the North side setback, 5% 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.

APPROVAL OF MINUTES

The Zoning Board of Appeals is expected to convene an executive session to discuss matters pertaining to proposed, pending or current litigation.