

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, FEBRUARY 27, 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.

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.

APPEAL NO. 2023-44 **Applicant:** Chris Berg, R.A./Berg + Moss Architects, PC
 Owner: 85 Renwick Street LLC
 Location: 85 Renwick Street

Amendment to 10/24/23 approved application.

Requesting an **AREA Variance** for 1.5 feet on north front yard setback, 5.8 feet on the west front yard setback, 3.5 feet on the east side yard setback, 3.5 feet on the south side yard setback, 12 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

NEW BUSINESS

APPEAL NO. 2024-05 **Applicant:** Andrew Schrijver
 Owner: Mid Hudson Film LLC
 Location: 50, 50 ½, 52, 54 Liberty Street
Requesting an **AREA Variance** for 35.5 feet on the maximum side yard setback and 115 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

APPEAL NO. 2024-06 **Applicant:** Eulogio Santiago
 Owner: 133 North Miller Realty Partners LLC
 Location: 133-141 North Miller Street

Requesting an **AREA Variance** for 12,600 square feet on the minimal lot area, 10 feet on the rear yard setback and 9 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. 2024-07 **Applicant:** Hector Gualpa
 Owner: Great Riches Realty LLC
 Location: 167 Chambers Street

Requesting an **AREA Variance** for 10 feet on the minimum front yard setback, 5 feet on the minimum south side yard setback 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