

AGENDA
ZONING BOARD OF APPEALS
HERITAGE CENTER
123 GRAND STREET, NEWBURGH, NY 12550
TUESDAY, MARCH 26, 2024
7:00 P.M.

OLD BUSINESS

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 7,099 square feet on the minimal lot area, 20% on the maximum lot coverage and 12 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. 2024-07 **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.

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.

NEW BUSINESS**APPEAL NO. 2024-09**

Applicant: Floyd Johnson
Owner: Maria I. Rios-Ruiz
Location: 196 Broadway

Requesting an **AREA Variance** for 14 feet on the rear yard setback, 10% on the landscaped area, and 1 story on the minimum building height which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor.

APPEAL NO. 2024-08

Applicant: Naftoli Pachman
Owner: Naftoli Pachman
Location: 374 Washington Street

Requesting an **AREA Variance** for 6 feet on the minimum front yard setback, 2.5 feet on the minimum west side yard setback 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. 2024-10

Applicant: Jonathan Gatsik/
FD Water Street Holdings, LLC
Owner: Statistical Analysis Inc.
Location: 272 Water Street

Requesting an **AREA Variance** for 20 feet on the minimum lot depth, 61.2 feet on the maximum north side yard setback, 265.7 feet on the maximum south side yard setback and 74.77% on the minimum frontage occupancy, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Planned Waterfront Development Zone.

APPROVAL OF MINUTES

EXECUTIVE SESSION to discuss matters pertaining to proposed, pending, or current litigation.