

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

OLD 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 112 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. 2024-11 **Applicant:** Chris Berg, RA/Berg + Moss Architects, PC
Owner: RD 242 South William Street LLC
Location: 242 South William Street

Requesting an **AREA Variance** for:

Lot A: Requesting an **AREA Variance** for 4.9 feet on the minimum west side setback, 4.9 feet on the minimum east side setback and 6 off-street parking spaces 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 10 feet on the minimum west side setback, 10 feet on the minimum east side setback and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot C: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot D: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot E: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot F: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback, 4.63% on the maximum lot coverage and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot G: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback, 4.63% on the maximum lot coverage and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot H: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 7 feet on the minimum east side setback, 0.62% on the maximum lot coverage and 6 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. 2024-12

Applicant: Chris Berg, RA/Berg + Moss Architects, PC
Owner: Lodger 233, LLC
Location: 137 Third Street

Requesting an **AREA Variance** for 10 feet on the minimum front yard setback, 5 feet on the minimum side yard setback, 15% on the minimum 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. 2024-13

Applicant: Jonathan Moss/Berg + Moss Architects, PC
Owner: 48 Hasbrouck LLC
Location: 330 First Street

Lot A: Requesting an **AREA Variance** for 7 feet on the front yard setback, 5 feet on the side yard setback, 17% maximum lot coverage and 6 off-street parking spaces 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 7 feet on the front yard setback, 5 feet on the side yard setback, 17% maximum lot coverage and 6 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. 2024-14

Applicant: Courtney Roberts/Empire Solar Solutions
Owner: Jose E. Mera and Lorena Gonzalez
Location: 66 Carson Avenue

Requesting an **AREA Variance** for 650 square feet on the minimum lot area, 6.5 feet on the lot width, 15 feet on the front yard setback, 10 feet on the east side yard setback, 10 feet on the west side yard setback 10.58% on the maximum lot coverage, 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. 2024-15

Applicant: Gonzalo Medina
Owner: Gonzalo Medina
Location: 171 Chambers Street

Requesting an **AREA Variance** for 10 feet on the front yard setback, 0.1 feet on the north side yard setback, 5 feet on the south side yard setback, 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.

APPEAL NO. 2024-16

Applicant: Lisa Silverstone/Safe Harbors of the Hudson, Inc.
Owner: Safe William Street Partners LLC
Location: 69 William Street

Lot A: Requesting an **AREA Variance** for 300 square feet on the minimum lot area, 3 feet on the minimum lot width, 10 feet on the minimum front setback, 5 feet on the minimum north side setback, 5 feet on the minimum south side setback, 15% on the maximum 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 in the Neighborhood Commercial Overlay District zone.

Lot B: Requesting an **AREA Variance** for 10 feet on the minimum front setback, 5 feet on the minimum north side setback, 5 feet on the minimum south side setback, 20 feet on the minimum rear yard setback, 2 stories and 15 feet on the maximum height, and 54% on the maximum lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium-Density Residential in the Neighborhood Commercial Overlay District zone.

Lot C: Requesting an **AREA Variance** for 7,300 square feet on the minimum lot area, 10 feet on the minimum lot width, 10 feet on the

minimum front setback, 10 feet on the minimum north side setback, 10 feet on the minimum south side setback, 8% on the maximum 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 in the Neighborhood Commercial Overlay District zone

APPEAL NO. 2022-29

Owner (17 Johnston): City of Newburgh
Owner (19 Johnston): The Newburgh Ministry, Inc.
Applicant: Colin Jarvis/Newburgh Ministry
Locations: 9 Johnston Street, 17 Johnston Street, and 19 Johnston Street

Requesting an **AREA Variance** on **Lot A** for 7.9 feet on the front yard setback, 5 feet on the South side yard setback, 15.7 feet on the rear yard setback, 2 stories/13.5 feet on the building height and 35% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

Requesting an **AREA Variance** on **Lot B** for 7.6 feet on the front yard setback, 5 feet on the North side yard setback, 5 feet on the South side yard setback, 20 feet on the rear yard setback and 56% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

APPROVAL OF MINUTES