

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, JUNE 25, 2024
7:00 P.M.

OLD BUSINESS

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

NEW BUSINESS

APPEAL NO. 2024-17

Applicant: Chris Berg, RA/Berg + Moss Architects, PC
Owner: John Schmidt
Location: 506 Liberty Street

Requesting an **AREA Variance** for 5.5 feet on the minimum front yard setback, 8.6 feet on the minimum north side yard setback, 5.5 feet on the minimum south side yard setback, 20 feet on the minimum rear setback and 4 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. 2024-18

Applicant: Chris Berg, RA/Berg + Moss Architects, PC
Owner: Nineteen Sixty-Nine LLC
Location: 176 South Street

Requesting an **AREA Variance** for 3 feet on the minimum lot width, 10 feet on the minimum front yard setback, 5 feet on the minimum east side yard setback, 5 feet on the minimum west side yard setback, 17.6 feet on the minimum rear setback, ½ story on the maximum building height, 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 Zone.

APPEAL NO. 2024-19

Applicant: Chris Berg, RA/Berg + Moss Architects, PC
Owner: 60 William St. LLC
Location: 58 & 60 William Street

Requesting an **AREA Variance** for 29,150 square feet on the lot area, 10 feet on the minimum front yard setback, 6.5 feet on the minimum north side yard setback, 6.5 feet on the minimum south side yard setback, 4.7% on the maximum lot coverage and 31 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. 2024-20

Applicant: Jonathan N. Millen, LLS/ACES
Owner: 374-376 Broadway LLC
Location: 374 Broadway

Requesting an **AREA Variance** for 20 feet on the minimum rear setback and 2 stories on the minimum building height which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone.

APPEAL NO. 2024-21

Applicant: Jake Chai
Owner: Shaw Building L.P.
Location: 24 Johnes Street

Requesting an **AREA Variance** for 19.25 feet on the maximum front setback on S. William Street, 3.66 feet on the maximum front setback on Edward Street, 43.3% minimum frontage occupancy, 1 story/5.8 feet on the minimum building height-shopfront and 38 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

APPROVAL OF MINUTES

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