

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

**OLD 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. 2024-05**    **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. 2024-25**    **Applicant:** Erik Cooney/Scobie Industrial Partners, LLC  
**Owner:** City of Newburgh Industrial Development Agency  
**Location:** 5 Scobie Drive

Requesting an **AREA Variance** for 10 feet on the maximum height which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Industrial District/Waterfront Protection Overlay Zone.

**APPEAL NO. 2024-22**    **Applicant:** Kelly Libolt/KARC Planning Consultants, Inc.  
**Owner:** West Shore Hudson LLC  
**Location:** 27 South Water Street

Requesting an **AREA Variance** for 67.5 feet on the maximum south side setback, 15% on the minimum landscaped area, and 2 stories on the minimum building height which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Planned Waterfront Development District in the Waterfront Protection Overlay.

**APPEAL NO. 2024-23**    **Applicant:** Chris Berg/Berg + Moss Architects, PC  
**Owner:** 75 Grove LLC  
**Location:** 191 North Miller Street

Requesting an **AREA Variance** for 10 feet on the minimum front yard setback, 2 feet on the minimum north side yard setback, 5 feet on the minimum south side yard setback, 26.32% on the maximum lot coverage and 3 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

**APPEAL NO. 2024-24**    **Applicant:** Chris Berg/Berg + Moss Architects, PC  
**Owner:** 75 Grove LLC  
**Location:** 190 Dubois Street

Requesting an **AREA Variance** for 2.5 feet on the minimum front yard setback, 0 feet on the minimum north side yard setback, 1.5 feet on the minimum south side yard setback, 22% on the maximum lot coverage and 6 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

### **DISCUSSION**

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

Requesting clarification on the March 26, 2024 decision letter of the Zoning Board of Appeals.

### **APPROVAL OF MINUTES**