

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, SEPTEMBER 24, 2024
7:00 P.M.

OLD BUSINESS

APPEAL NO. 2024-27 **Applicant:** Gildo DeOliveira
Owner: Newburgh 1 River View Place LLC
Location: 1 Riverview Place

Requesting an **AREA Variance** for 63.1 feet on the maximum side yard setback, and 52.1% on the minimum frontage occupancy which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood District.

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.

NEW BUSINESS

APPEAL NO. 2024-30 **Applicant:** Charles P. May
Owner: Albro Utilities Corporation
Location: 18 Little Britain Road

Requesting an **AREA Variance** for 7.7 feet on the minimum north side setback, and 7 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Commercial District and in the Waterfront Protection Overlay.

APPROVAL OF MINUTES