

123 Grand Street, Newburgh, N.Y. 12550

Phone: (845) 569 - 7380 Fax: 845.569.7370

**ZONING BOARD OF APPEALS
AGENDA
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
Thursday, December 28, 2017
7:00 PM**

APPROVAL OF MINUTES

Old Business

APPEAL NO. Z2017-23 Location: 167 Chambers Street

Owner: Hector Gualpa

Applicant: Hector Gualpa

Requesting an **AREA Variance** for 4 feet on the front yard setback, 5 feet on the South 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. Z2017-30 Location: 13 Mill Street

Owner: Cesar Grados

Applicant: Cesar Grados

Requesting a **USE Variance** to convert the existing first floor Garage into an Assembly Hall and an **AREA Variance** for 40% on lot coverage and 41 off-street parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

New Business

APPEAL NO. Z2017-26 Location: 170 West Parmenter Street

Owner: George and Alice Knight

Applicant: Brandon Knight

Requesting a **USE Variance** to re-obtain a Special Use Permit for Automotive sales for 6 vehicles, and Service. Requesting an **AREA Variance** for 5 feet on the West side yard setback, and 10 feet on the rear yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

APPEAL NO. Z2017-31 Location: 104 Renwick Street

Owner: JWC JEWELS, LLC

Applicant: Tom Warren

Requesting an **AREA Variance** for 4 feet on the front yard setback, 5 feet of the West side yard setback, 3 feet on the East 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. Z2017-32 Location: 347 Broadway

Owner: Cracolici Irr Living Trust

Applicant: Core States Architecture & Engineering PC
(Alan Roscoe, P.E.)

Requesting an **AREA Variance** for 40.2 feet on the front yard setback, 65.6 feet of the West side yard setback, 60 feet on the East side yard setback, 10 feet on the building height and 50% on the frontage occupancy, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone.

APPEAL NO. Z2017-33 Location: 286 Grand Street

Owner: 286 Grand Street, LLC

Applicant: Jeffrey McKean

Requesting a **USE Variance** for “Apartment House” in the existing building at 286 Broadway and an **AREA Variance** for 15 feet on the front yard setback, 10 feet of the North and South side yard setback, 1 story on the building height and 20 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.