

123 Grand Street, Newburgh, N.Y. 12550

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**ZONING BOARD OF APPEALS
AGENDA
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
Tuesday, August 28, 2018
7:00 PM**

APPROVAL OF MINUTES

Old Business

APPEAL NO. 2018-14 Location: 120 Front Street

Owner: JOSCOS INC.

Applicant: JOSCOS INC.

Requesting an AREA Variance for 3 feet on the front yard setback, 10 feet and 140 feet on the side yard setbacks, 45% on the frontage occupancy, 28% on the Hudson River Setback, and 13.5% on the landscaped area, which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Planned Waterfront Development Zone.

New Business

APPEAL NO. Z2018-15 Location: 45 Johnston Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Coppola Associates

Requesting an **AREA Variance** for 550 feet on lot area, 17 feet on lot depth, 10 feet on the front yard setback, 5 feet on side yard setbacks, 24 feet on the rear yard setback 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. Z2018-16 Location: 37 DuBois Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Coppola Associates

Requesting an **AREA Variance** for 5 feet on the front yard setback, 5 feet and 2 feet on the side yard setbacks, 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. Z2018-17 Location: 39 DuBois Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Coppola Associates

Requesting an **AREA Variance** for 5 feet on the front yard setback, 5 feet and 2 feet on the side yard setbacks, 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. Z2018-18 Location: 122 Lander Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Coppola Associates

Requesting an **AREA Variance** for 18 feet on lot depth, 7 feet on the front yard setback, 2 feet and 5 feet on the side yard setbacks, 12 feet on the rear yard setback and 4 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. Z2018-19 Location: 133 Lander Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Coppola Associates

Requesting an **AREA Variance** for 5 feet on the front yard setback, 2 feet and 5 feet on the side yard setbacks 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. Z2018-20 Location: 135 Lander Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Coppola Associates

APPEAL NO. Z2018-21 Location: 137 Lander Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Coppola Associates

Requesting an **AREA Variance** for 4 feet on the front yard setback, 5 feet on the side yard setbacks and 2 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. Z2018-22 Location: 139 Lander Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Coppola Associates

Requesting an **AREA Variance** for 4 feet on the front yard setback, 5 feet on the side yard setbacks and 2 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. Z2018-23 Location: 31 Benkard Avenue

Owner: 31 Benkard Ave LLC

Applicant: Martin Estrella

Requesting an **AREA Variance** for 385 feet on lot area, 10 feet on lot depth, 5 feet on the side yard setback, 30% on 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. Z2018-24 Location: 31 Carter Street

Owner: Marcelina Cortes

Applicant: Pedro Montes

Requesting an **AREA Variance** for 5 feet on the side yard setback which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.