

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
Tuesday, September 25, 2018
7:00 PM**

Old Business

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. Z2018-20 Location: 135 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, 14% 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. Z2018-21 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.

New Business

- APPEAL NO. 2018-26 Location: 193 First Street
Owner: Newburgh Community Land Bank, Inc.
Applicant: Rural Ulster Preservation Company
Requesting an **AREA Variance** for 5 feet on the front yard setback, 5 feet and 3.5 feet on the side yard setbacks, 33.9% on lot coverage and 5 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. 2018-27 Location: 135 Chambers Street
Owner: Newburgh Community Land Bank, Inc.
Applicant: Rural Ulster Preservation Company
Requesting an **AREA Variance** for 10 feet on the front yard setback, 3.8 feet and 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. 2018-28 Location: 137 Chambers Street
Owner: Newburgh Community Land Bank, Inc.
Applicant: Rural Ulster Preservation Company
Requesting an **AREA Variance** for 10 feet on the front yard setback, 5 feet and 2.5 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. 2018-29 Location: 18 Liberty Street
Owner: Andres Garcia
Applicant: Andres Garcia
Requesting an **AREA Variance** for 2 stories (17') on the building height which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.
- APPEAL NO. 2018-30 Location: 333 Carpenter Avenue
Owner: Guy B. Meeker
Applicant: Guy B. Meeker
Requesting a **USE Variance** for a Restaurant which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

Discussion

- APPEAL NO. 2018-25 Location: 116 Lander Street
Owner: Newburgh Community Land Bank, Inc.
Applicant: Rural Ulster Preservation Company
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.