

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, October 23, 2018
7:00 PM**

APPROVAL OF MINUTES

New Business

- 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.
- APPEAL NO. 2018-31 Location: 152 Third Street
Owner: Executive Reality Group, LLC.
Applicant: Jonathan Moss, RA
Requesting an **AREA Variance** for 6,850 feet on the lot area, 5 feet on lot depth, 3 feet and 5 feet on the side yard setback 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. 2018-32 Location: 35 Dubois 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 feet on the side yard setback, 11% on 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.
- APPEAL NO. 2018-33 Location: 98 Lander Street
Owner: Newburgh Community Land Bank, Inc.
Applicant: Rural Ulster Preservation Company
Requesting an **AREA Variance** for 3.5 feet on the front yard setback and 30% on lot coverage which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.
- APPEAL NO. 2018-34 Location: 215 First Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Rural Ulster Preservation Company

Requesting an **AREA Variance** for 872 feet on lot area, 47 feet on lot depth, 10 feet on the front yard setback, 13 feet on the rear yard setback, 15% on 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.

APPEAL NO. 2018-35 Location: 33 Lander Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Rural Ulster Preservation Company

Requesting an **AREA Variance** for 10 feet on the front yard setback, 1.5 feet on the side yard setback 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.

APPEAL NO. 2018-36 Location: 44 S. Miller Street

Owner: Newburgh Community Land Bank, Inc.

Applicant: Rural Ulster Preservation Company

Requesting an **AREA Variance** for 1,395 feet on lot area, 2.9 feet on lot width, 45 feet on lot depth, 10 feet on the front yard setback, 5 feet on the side yard setbacks, 38% on lot coverage 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.