

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, February 27, 2018
7:00 PM**

APPROVAL OF MINUTES

Old Business

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, an **AREA Variance** (for Assembly Hall) for 40% on lot coverage and 41 off-street parking spaces, and an **AREA Variance** (for Activity Facility) for 31 off-street parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential 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 Grand Street 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.

New Business

APPEAL NO. Z2018-01 Location: 57 South Lander Street

Owner: Juan Galaviz

Applicant: Juan Galaviz

Requesting an **AREA Variance** for 1,131 feet on the lot area, 64 feet on the lot depth, 10 feet on the front yard setback, 5 feet on the South side yard setback, 20 feet on the rear yard setback, 35% on lot coverage and 2 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. Z2018-02 Location: 9 Maple Street

Owner: Rose Rodriguez

Applicant: Rose Rodriguez

Requesting an **AREA Variance** for 9 feet on the side yard setback and 19 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. Z2018-03 Location: 195-197 N. Miller Street

Owner: Stephen Taya Property Development LLC

Applicant: Michael Robinson

Requesting an **AREA Variance** for 23 feet on the lot depth, 8 feet on the front yard setback, 3 feet on the 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. Z2018-04 Location: 110 Johnston Street

Owner: Juan Galaviz

Applicant: Juan Galaviz

Requesting an **AREA Variance** for 775 feet on the lot area, 2 feet on the lot width, 20 feet on the lot depth, 8 feet on the front yard setback, 4 feet on the North side yard setback, 5 feet on the South side yard setback, 20% on lot coverage 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.