

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, August 27, 2019
7:00 PM**

APPROVAL OF MINUTES

New Business

APPEAL NO. 2019-19 Location: 357 Ann Street

Owner: Jose L. Ramos

Applicant: Jose L. Ramos

Requesting an **AREA Variance** for 2.5 feet on the West side yard setback, 2.5 feet on the East side yard setback and 18 feet on the rear yard setback, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone with a Commercial District Overlay.

APPEAL NO. 2019-20 Location: 90 Lander Street

Owner: Irlene Belizaire Antoine & Joel Antoine

Applicant: Irlene Antoine

Requesting an **AREA Variance** for 4 feet on the front yard setback, 5 feet on the side yard setback 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.

PERMIT EXTENSION REQUESTS

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

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.

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. 2018-25 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. 2018-32 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

APPEAL NO. 2018-36

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.

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.