

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, May 28, 2019
7:00 PM**

APPROVAL OF MINUTES

Old Business

- APPEAL NO. 2019-09 Location: 34 Carter Street
Owner: 34 Carter Realty Partners, LLC
Applicant: Jonathan Cella
Requesting an **AREA Variance** for 10% on lot coverage and 6 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. 2019-11 Location: 33 Carpenter Avenue
Owner: Julia G. Castro
Applicant: Cristhian D. Castro
Requesting an **AREA Variance** for 4 feet on the front yard setback, which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

New Business

- APPEAL NO. 2019-10 Location: 451 Third Street
Owner: Miguel Espinoza & Maria Caguana
Applicant: Miguel Espinoza & Maria Caguana
Requesting an **AREA Variance** for 6 feet on the side yard setback, 36% 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 Low Density Residential Zone.
- APPEAL NO. 2019-12 Location: 21 Benkard Avenue
Owner: Penchant Capital LLC
Applicant: Timothy Peters
Requesting an **AREA Variance** for 10 feet on the front yard setback, 5 feet on the side yard setbacks 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. 2019-14 Location: 194 Lander Street

Owner: 194 Lander LLC

Applicant: Jeff Wilkinson

Requesting an **AREA Variance** for 223 feet on lot area, 2 feet on lot width, 5 feet on the side yard setbacks, ½ story on building height, 6% 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. 2019-15 Location: 144 Johnston Street

Owner: Lawrence D. Smith

Applicant: Lawrence D. Smith

Requesting an **AREA Variance** for 10 feet on the front yard setback, 2 feet and 5 feet on the side yard setbacks 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.