



**AGENDA**  
**ZONING BOARD OF ADJUSTMENT**  
**REGULARLY SCHEDULED PUBLIC MEETING**  
**MONDAY April 24, 2023**  
**7:00 PM**

The Board may take formal action on any agenda matter and such other matters to the extent known. The public is invited to attend.

**1. ROLL CALL**

**2. APPLICATIONS TO BE CONSIDERED:**

**ZB 23-5 Jemal Church Street School** **Block: 469 Lot: 11**  
**465 Church Street** **Zone: R-3**

Remand hearing pursuant to that Certain Consent Order and Memorandum of Tentative Settlement (MON-L-2172-22) for two exterior rooftop decks, 25' x 30'.

**ZB 22-26 Edgar & Margot Chaves, 37 White Street, Block: 473 Lot: 14, Zone: R-3**

Applicant is seeking bulk variance relief to raise house and add an addition.

**ZB 22-7 Intelligent Group, LLC – 426 Sairs Avenue, Block: 146, Lot: 5, R-4**

Applicant seeks minor sub-division with a D (2) variance, expansion of an existing nonconforming use, expanding a two-family dwelling in a single-family zone.

**ZB 22-31 Leon Roitburg – 5 Howland Avenue, Block: 135, Lot: 9, R-4**

Applicant is seeking bulk variance relief to expand the existing front covered porch, interior alterations, new egress window well in basement, second-story addition over the existing first floor footprint and rear patio, and roof deck above second floor.

**ZB 22-38 LB Reformed Church - 646 Broadway, Block: 241 Lot: 8, Zone: C-1**

Applicant proposes an addition connecting the two existing buildings resulting in one building which will provide 19 affordable senior housing units, as well as associated parking, utilities, landscaping and lighting improvements.

**3. RESOLUTIONS**

**ZB 22-41 Avagliano Realty, LLC** **Block: 376, Lot: 24**  
**270 Liberty Street** **Zone: R-4**

**ZB 22-30 Alan Esses** **Block: 75 Lot: 8**  
**231 Cottage Avenue** **Zone: R-2**



**3. RESOLUTIONS (cont'd)**

**ZB 23-2 Paul Caruso  
612-614 Conover Place**

**Block: 240 Lot: 7  
Zone: R-4**

**ZB 22-15 Randall Heinzman  
103, 105 & 107 West End**

**Block: 131 Lots: 15, 17 & 19  
Zone: R-4**

**ZB 22-22 Maritza DeJunco  
3 Howland Avenue**

**Block: 135 Lot: 10.01  
Zone: R-4**

**ZB 22-17 Joseph Fugnitti  
346 MacArthur Avenue**

**Block: 387 Lot: 9  
Zone: R-3**

**ZB 22-40 3 T's Real Estate, LLC  
71 Seventh Avenue**

**Block: 277 Lot:17  
Zone: R-4**

**ZB 23-1 Taylor Brady  
16 Catherine Street**

**Block: 463 Lot: 19  
Zone: R-3**

**4. MINUTES**

**April 17, 2023**

**5. ADMINSTRATIVE**

**6. ADJOURN**