

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, SEPTEMBER 27, 2022
7:00 P.M.

OLD BUSINESS

APPEAL NO. 2022-23

Applicant: Manuel Zacarias
Owner: Manuel Zacarias-Gregorio
Location: 288 South William Street

Lot A: Requesting an **AREA Variance** for 7.4 ft on the front yard setback, 9.1 ft/9.1 ft on the side yard setbacks and 16.5 ft 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.

Lot B: Requesting an **AREA Variance** for 6.9 ft on the front yard setback, 9 ft/9 ft on the side yard setbacks, 16.4 ft on the rear yard setback 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. 2022-19

Applicant: Michael Mamiye
Owner: Nutopia 31 Dubois LLC
Location: 31 Dubois Street

Requesting an **AREA Variance** for 8655 sq ft on lot area, 25.1 ft on the lot width, 1.7 ft on the front yard setback, 9.6 ft/0 ft on the side yard setbacks, 2.3 ft on the rear yard setback, 18% on lot coverage and 5 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. 2022-18

Applicant: Alvin Moonesar
Owner: VIP Partners LLC
Location: 85 William Street

Requesting an **AREA Variance** for 5 ft/2.4 ft on the side yard setbacks, 23% 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 with a Neighborhood Commercial Overlay.

APPROVAL OF MINUTES