

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, OCTOBER 25, 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, 5/8 feet on the side yard setbacks, 16.5 ft on the rear yard setback and 11% on lot coverage 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 6.8 ft on the front yard setback, 0 ft/9 ft on the side yard setbacks, 16.4 ft on the rear yard setback, 11% 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 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.

NEW BUSINESS

APPEAL NO. 2022-25

Applicant: Sonia Arias
Owner: Sonia Arias
Location: 73 Courtney Avenue

Requesting an **AREA Variance** for 6591 feet on lot area, 7 feet on lot depth, 10 feet on the front yard setback, 10/10 on the side yard setbacks, 5% 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.

APPEAL NO. 2022-27

Applicant: John V. Waters
Owner: Dubois Street Associates II, LLC
Location: 46 Dubois Street

Requesting an **AREA Variance** for 3.58 feet on the front yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

APPEAL NO. 2022-26

Applicant: Cian Hamill
Owner: 77 Chambers Street Property Owner LLC
Location: 77 Chambers Street

Requesting an **AREA Variance** for 1168 feet on lot area, 4.5 feet in the lot width, 30 feet on lot depth, 6 feet on the front yard setback, 5/5 on the side yard setbacks, 24% on lot coverage and 4 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.