

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, AUGUST 27, 2024
7:00 P.M.

OLD BUSINESS

APPEAL NO. 2024-19 **Applicant:** Chris Berg, RA/Berg + Moss Architects, PC
Owner: 60 William St. LLC
Location: 60 William Street

Requesting an **AREA Variance** for 29,150 square feet on the lot area, 10 feet on the minimum front yard setback, 6.5 feet on the minimum north side yard setback, 6.5 feet on the minimum south side yard setback, 4.7% on the maximum lot coverage and 31 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. 2024-21 **Applicant:** Jake Chai
Owner: Shaw Building L.P.
Location: 24 Johnes Street

Requesting an **AREA Variance** for 19.25 feet on the maximum front setback on S. William Street, 3.66 feet on the maximum front setback on Edward Street, 43.3% minimum frontage occupancy, 1 story/5.8 feet on the minimum building height-shopfront and 38 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

NEW BUSINESS

APPEAL NO. 2024-26 **Applicant:** Rene Campos
Owner: DMU Music Inc
Location: 86 Broadway

Requesting an **AREA Variance** for 2.42 feet on the minimum lot width, and 20 feet on the minimum rear setback which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor.

APPEAL NO. 2024-27

Applicant: Gildo DeOliveira
Owner: Newburgh 1 River View Place LLC
Location: 1 Riverview Place

Requesting an **AREA Variance** for 63.1 feet on the maximum side yard setback, and 52.1% on the minimum frontage occupancy which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood District.

APPEAL NO. 2024-28

Applicant: Alvin Moonesar
Owner: Oragom, LLC
Location: 784 Broadway

Requesting an **AREA Variance** for 15 feet on the front yard setback, 9.8 feet on the west side setback, 6.6 feet on the east side yard setback, 17.8 feet on the rear yard setback and 14 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential, in the Neighborhood Commercial Overlay District.

APPEAL NO. 2024-29

Applicant: Balois Majia
Owner: Real Cyber Inc.
Location: 427 Broadway

Requesting an **AREA Variance** for 3 stories on the building height which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone

APPROVAL OF MINUTES