

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, NOVEMBER 26, 2024**  
**7:00 P.M.**

**OLD BUSINESS**

**APPEAL NO. 2023-45**    **Applicant:** Nathaniel Gooden, P.E./  
Caesar Engineering D.P.C  
**Owner:** Stephen Taya Property Development, LLC  
**Location:** 194 Dubois Street & 197 North Miller Street

Requesting an **AREA Variance** on **Lot A** for 10,674 square feet on lot area, 8 feet on the front yard setback, 10 feet on the North side yard setback, 7.5 feet on the South side yard setback, 17.5 feet 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 Medium Density Residential Zone.

Requesting an **AREA Variance** on **Lot B** for 688 square feet on lot area, 5 feet on the South side yard setback and 23.6% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

**NEW BUSINESS**

**APPEAL NO. 2024-33**    **Applicant:** Andrew Schrijver  
**Owner:** 189 Lander LLC  
**Location:** 189 Lander Street

Requesting an **AREA Variance** for 13.1 feet on the minimum front yard setback, 10 feet on the minimum north side yard setback, 10 feet on the south side yard setback, 38% maximum lot coverage and 18 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone in the Neighborhood Commercial Overlay.

**APPEAL NO. 2024-34**    **Applicant:** Bret Layne  
                                  **Owner:**     Bret W Layne  
                                  **Location:**  217 City Terrace

Requesting an **AREA Variance** for 5.5 feet on the minimum side setback and 5% on the maximum lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

**APPEAL NO. 2024-35**    **Applicant:** James LaRussell  
                                  **Owner:**     James LaRussell  
                                  **Location:**  612 South Street

Requesting an **AREA Variance** for 2.75 feet on the minimum west side yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

**APPEAL NO. 2024-36**    **Applicant:** Eulogio Santiago  
                                  **Owner:**     10 Overlook Realty Partners LLC  
                                  **Location:**  10 & 12 Overlook Place

Requesting an **AREA Variance** for 10 feet for one maximum side yard setback, 3% on minimum landscaped area and 20% minimum frontage occupancy which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood District.

### **APPROVAL OF MINUTES**