

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, JANUARY 28, 2025
7:00 P.M.

OLD BUSINESS

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. 2024-33 **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. 2024-21 **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. 2025-01 **Applicant:** Matthew Sorrell, PE/Sorrell Engineering, PLLC
Owner: Dajma Group, Inc.
Location: 45 Liberty Street WH

Requesting an **AREA Variance** for 8.5 feet on the north side yard setback, 3.7 feet on the south side yard setback, and 4 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. 2025-02 **Applicant:** Jonathan Moss/Moss Architects
Owner: Orange Property Development LLC
Location: 25 City Terrace

Requesting an **AREA Variance** for 10 feet on the front yard setback, 4.8 feet on the north side yard setback, 2.8 feet on the south side yard setback, 12.4 % 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. 2025-03 **Applicant:** Jonathan Moss/Moss Architects
Owner: Colonial 1932 LLC
Location: 74 Lander Street

Requesting an **AREA Variance** for 2 feet on the lot width which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood District.

APPEAL NO. 2025-04 **Applicant:** Chris Berg/Fifth Avenue Architect, PLLC
Owner: 157 Liberty Street LLC
Location: 157 Liberty Street

Requesting an **AREA Variance** for 1.7 feet on the north side setback which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood District.

APPEAL NO. 2025-05 **Applicant:** Nils Fredriksen/Fredriksen Architecture
Owner: Habitat for Humanity of Greater Newburgh, Inc.
Location: 417 Liberty Street

Requesting an **AREA Variance** for 470 square feet on the minimum lot area, 4.7 feet minimum lot width, 5 feet on the minimum south side yard, 5 feet on the minimum north side yard, 7% maximum lot coverage and 1 off-street parking space which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone and Neighborhood Commercial Overlay District.

APPEAL NO. 2025-06

Applicant: Nils Fredriksen/Fredriksen Architecture
Owner: Habitat for Humanity of Greater Newburgh, Inc.
Location: 419 Liberty Street

Requesting an **AREA Variance** for for 1.42 feet minimum lot width, 5 feet on the minimum south side yard, 0.5 feet on the minimum north side yard, and 1 off-street parking space which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone and Neighborhood Commercial Overlay District.

APPEAL NO. 2025-07

Applicant: Roy Lethen
Owner: Roy Lethen
Location: 25 Benkard Avenue

LOT A: Requesting an **AREA Variance** for 200 square feet on the minimum lot area, 3 feet on the minimum lot depth, 6.7 feet on the minimum front setback, 5 feet on the minimum west side setback, 5 feet on the minimum east side setback, 21% on the maximum lot coverage and 3 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

LOT B: Requesting an **AREA Variance** for 200 square feet on the minimum lot area, 3 feet on the minimum lot depth, 6.6 feet on the minimum front setback, 5 feet on the minimum west side setback, 3.5 feet on the minimum east side setback, 21% on the maximum lot coverage and 3 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

APPEAL NO. 2025-08

Applicant: Daniel Merino
Owner: Daniel Merino
Location: 162 Dubois Street

LOT A: Requesting an **AREA Variance** for 408 square feet on the minimum lot area, 11.4 feet on the minimum lot depth, and 41% on the maximum lot coverage, which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

LOT B: Requesting an **AREA Variance** for 408 square feet on the minimum lot area, 11.4 feet on the minimum lot depth, 7.8 feet on the minimum front yard, 5 feet on the minimum north side yard, 5 feet on the minimum south side yard, 29% on the maximum lot coverage, and 6 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

APPROVAL OF MINUTES