

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, FEBRUARY 25, 2025**  
**7:00 P.M.**

**OLD BUSINESS**

**APPEAL NO. 2024-30**      **Applicant:** Charles P. May  
**Owner:** Albro Utilities Corporation  
**Location:** 18 Little Britain Road

Requesting an **AREA Variance** for 7.7 feet on the minimum north side setback, and 7 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Commercial District and in the Waterfront Protection Overlay.

**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.

**NEW BUSINESS**

**APPEAL NO. 2025-09**      **Applicant:** Charles Neusch  
**Owner:** Majid Younous  
**Location:** 253 Broadway

Requesting an **AREA Variance** 1 story on the minimum building height which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone.

**APPEAL NO. 2025-10**      **Applicant:** Michael Henderson  
**Owner:** Emmanuel Popa  
**Location:** 640 Broadway

Requesting an **AREA Variance** for 39% maximum lot coverage which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Commercial District Zone.

**APPEAL NO. 2025-11**

**Applicant:** Michael Henderson  
**Owner:** Rafiq Majeed  
**Location:** 268 Carpenter Avenue

Requesting an **AREA Variance** 7.3 feet on the minimum north side setback, 7.5 feet on the minimum south side 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. 2025-12**

**Applicant:** Wilson Guzman  
**Owner:** Wilson Guzman  
**Location:** 273 First Street

Requesting an **AREA Variance** for 8.84 feet on the minimum front yard setback, 3.6 feet on the minimum side yard setback, 4% 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. 2025-13**

**Applicant:** Antonio Sanchez  
**Owner:** SSPaik LLC  
**Location:** 467 Broadway

Requesting an **AREA Variance** for 20 feet on the minimum rear setback, and 1 story on the minimum building height which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor.

**APPROVAL OF MINUTES**