

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

**OLD BUSINESS**

**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.

**APPEAL NO. 2024-11**      **Applicant:** Chris Berg, RA/Fifth Street Architecture PLLC  
                                 **Owner:** RD 242 South William Street LLC  
                                 **Location:** 242 South William Street

Lot A: Requesting an **AREA Variance** for 4.9 feet on the minimum west side setback, 4.9 feet on the minimum east side setback and 6 off-street parking spaces 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 10 feet on the minimum west side setback, 10 feet on the minimum east side setback and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot C: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot D: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot E: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot F: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback, 4.63% on the maximum lot coverage and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot G: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 10 feet on the minimum east side setback, 4.63% on the maximum lot coverage and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

Lot H: Requesting an **AREA Variance** for 10 feet on the minimum west side setback, 7 feet on the minimum east side setback, 0.62% on the maximum lot coverage and 6 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low-Density Residential zone.

### **NEW BUSINESS**

#### **APPEAL NO. 2025-14**

**Applicant:** Mark Ellison  
**Owner:** Mark Ellison  
**Location:** 255 Broadway

Requesting an **AREA Variance** for 19.2 feet on the minimum rear yard 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 Zone.

#### **APPEAL NO. 2025-15**

**Applicant:** Paulien Lethen  
**Owner:** Paulien Lethen  
**Location:** 46 Chambers Street

Requesting an **AREA Variance** for 51.5 feet on the maximum north side setback, 20 feet on the minimum rear yard setback, 47% minimum frontage occupancy and 25 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood District.

### **APPROVAL OF MINUTES**