

AGENDA
ZONING BOARD OF APPEALS
ACTIVITY CENTER
401 WASHINGTON STREET, NEWBURGH, NY 12550
TUESDAY, APRIL 22, 2025
7:00 P.M.

OLD BUSINESS

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.

NEW BUSINESS

APPEAL NO. 2025-16

Applicant: David Niemotko/David Niemotko Architect, P.C.
Owner: Soak and Rinse, LLC
Location: 750 Broadway

Requesting an **AREA Variance** for 4.1 feet on the minimal front yard setback, 7.4 feet on the minimum west side yard setback, 10 feet on the minimum east side yard setback, and 10.56% on maximum lot coverage which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone in the Neighborhood Commercial Overlay.

APPEAL NO. 2025-17

Applicant: David Niemotko/David Niemotko Architect, P.C.
Owner: Soak and Rinse, LLC
Location: 754 Broadway

Requesting an **AREA Variance** for 0.2 feet on the minimal front yard setback, and 9.7 feet on the minimum west side yard setback, which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone in the Neighborhood Commercial Overlay.

APPEAL NO. 2025-18

Applicant: Shimon Deutsch
Owner: 27 S Montgomery LLC
Location: 102 Carter Street

Requesting an **AREA Variance** for 10 feet on the minimal front yard setback, 2.2 feet on the minimum east side yard setback, 3.7 feet on the west side yard setback, 10% 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. 2025-19

Applicant: Jaspreet Singh
Owner: 364-366 Broadway LLC
Location: 364 Broadway

Requesting an **AREA Variance** for 2 stories 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