

AGENDA
ZONING BOARD OF APPEALS
HERITAGE CENTER
123 GRAND STREET, NEWBURGH, NY 12550
TUESDAY, MAY 27, 2025
7:00 P.M.

NEW BUSINESS

APPEAL NO. 2025-21

Applicant: Shenny Cardona
Owner: Suzanne Group LLC
Location: 228 Washington Street

Requesting an **AREA Variance** for 14 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential and Neighborhood Commercial Overlay.

APPEAL NO. 2025-22

Applicant: Alvin Moonesar
Owner: Nutopia 203 Grand, LLC
Location: 203 Grand Street

Requesting an **AREA Variance** for 10,402 sq. feet on the minimum lot area, 5 feet on the minimum lot width, 10 feet on the minimum east front yard setback, 10 feet on the minimum north front yard setback, 9.7 feet on the minimum south side yard setback, 9.4 feet on the minimum west side yard setback, 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.

APPEAL NO. 2025-23

Applicant: Alvin Moonesar
Owner: Edgar R Chacha
Location: 203 Robinson Avenue

Requesting an **AREA Variance** for 4.1 feet on the minimum east front yard setback, 6.4 feet on the minimum north front yard setback which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

APPEAL NO. 2025-28

Applicant: Alvin Moonesar
Owner: Mordechai & Hillel LLC
Location: 137 Johnston Street

Requesting an **AREA Variance** for 10 feet on the minimum front yard setback, 5 feet on the minimum north side yard setback, 0.6 feet on the minimum south side yard setback, and 2 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. 2025-24

Applicant: Tim Dexter/Dexter Development & Renovations, LLC
Owner: Ebenezer Baptist Church
Location: Robinson Avenue SBL: 3-9-24.21

Requesting an **AREA Variances** for:

Lot A: Requesting an **AREA Variance** for 5 feet on the minimum south side yard setback which does 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 148 SF on the minimum lot area, 5 feet on the north side yard setback, 5 feet on the minimum south side yard setback, and 2.06 feet on the minimum lot width, 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 205 SF on the minimum lot area, 4.36 feet on the minimum lot depth, 5 feet on the north side yard setback, and 5 feet on the minimum south side yard setback, 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 263 SF on the minimum lot area, 6.67 feet on the minimum lot depth, 5 feet on the minimum north side yard setback, and 5 feet on the minimum south side yard setback, 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 9.97 feet on the minimum lot depth, and 5 feet on the minimum north 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. 2025-25

Applicant: Richard DiPietro
Owner: Equity Trust Company Custodian
FBO Ronald DiPietro IRA
Location: 154 Third Street

Requesting an **AREA Variance** for 628 SF on the minimum lot area, 20 feet on the minimum lot depth, 1.5 feet on the minimum south front yard setback, 10 feet on the minimum west side yard setback, 5 feet on the minimum east side yard setback, 34% maximum lot coverage and 2 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. 2025-26

Applicant: Amber France
Owner: 193 South Acts LLC
Location: 193 South Street

Requesting an **AREA Variance** for 10 feet on the minimum front yard setback, 2.1 feet on the minimum west side yard setback, 5 feet on the minimum east side yard setback, 9% maximum lot coverage and 2 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential in the Neighborhood Commercial Overlay Zone.

APPEAL NO. 2025-27

Applicant: Manuel Zacarias
Owner: Manuel Zacarias Gregorio
Location: 11 Hillcrest Place

Requesting an **AREA Variance** for 9.1 feet on the front yard setback, 3.5 feet on the north side yard setback, 0.5 feet on the south side yard setback, and 5 off-street parking spaces which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

APPEAL NO. 2025-20

Applicant: Gaetano Agnello
Owner: Gaetano Agnello
Location: 291 Washington Street

Requesting a **USE Variance** for a four-family dwelling in the Low-Density Residential Zone.

APPROVAL OF MINUTES