

AGENDA
ZONING BOARD OF APPEALS
HERITAGE CENTER
123 GRAND STREET, NEWBURGH, NY 12550
TUESDAY, JUNE 24, 2025
7:00 P.M.

OLD BUSINESS

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. 2025-28

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. 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.

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.

NEW BUSINESS

APPEAL NO. 2025-29

Applicant: Perry Cleaveland/Centene Corporation
Owner: 185 Broadway LLC
Location: 185 Broadway

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

APPROVAL OF MINUTES