

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, MARCH 28, 2023**  
**7:00 P.M.**

**NEW BUSINESS**

**APPEAL NO. 2023-02**      **Applicant:** Jeff Wilkinson, R.A.  
**Owner:** Clark Newman  
**Location:** 278 Montgomery Street

Requesting an **AREA Variance** for 22 feet on lot depth, 2.25 feet on the front yard setback and 7% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Low Density Residential Zone.

**APPEAL NO. 2023-03**      **Applicant:** David Benninger  
**Owner:** Blue Sky Distinctive Properties LLC  
**Location:** 79 Pierces Road

Requesting an **AREA Variance** for 10 feet on the building height which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Industrial Zone.

**APPEAL NO. 2023-04**      **Applicant:** Chris Berg, R.A./Berg + Moss Architects, PC  
**Owner:** Weaver Debe  
**Location:** 111 Lander Street

Requesting an **AREA Variance** for 10 feet on the front yard setback and 5 feet on the North side yard setback, 5 feet on the South side yard setback which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

**APPEAL NO. 2023-05**

**Applicant:** Chris Berg, R.A./Berg + Moss Architects, PC  
**Owner:** Newburgh SHG 62 LLC  
**Location:** 205 Broadway

Requesting an **AREA Variance** for 21 feet on lot depth, 20 feet on the rear yard setback and 10% on the landscaped area which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor Zone.

**APPEAL NO. 2023-06**

**Applicant:** Chris Berg, R.A./Berg + Moss Architects, PC  
**Owner:** Parmenter Equities LLC  
**Location:** 45 Hasbrouck Street

Requesting an **AREA Variance** for 15 feet on the front yard setback, 9.25 feet on the East side yard setback, 10 feet on the West side yard 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.

**APPEAL NO. 2023-07**

**Applicant:** Rene Gonzalez Orta  
**Owner:** 123 3<sup>rd</sup> Street of Newburgh, LLC  
**Location:** 66 Campbell Street

Requesting an **AREA Variance** for 6.3 feet on the front yard setback, 5 feet on the West side yard setback, 2.4 feet on the East side yard setback, 15% on lot coverage and 3 off-street parking spaces which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

**APPEAL NO. 2023-08**

**Applicant:** Daniel Valverde /  
Mill Street Partners NY LLC  
**Owner:** Game Tab LTD  
**Location:** 153-159 Mill Street

Requesting an **AREA Variance** for 4 off-street parking spaces, which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Commercial zone.

**APPROVAL OF MINUTES**