

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**ACTIVITY CENTER**  
**401 WASHINGTON STREET, NEWBURGH, NY 12550**  
**TUESDAY, JULY 25, 2023**  
**7:00 P.M.**

**OLD BUSINESS**

**APPEAL NO. 2022-29**      **Owner (17 Johnston):**      City of Newburgh  
**Owner (19 Johnston):**      **The Newburgh Ministry, Inc.**  
**Applicant:**      Colin Jarvis/Newburgh Ministry

Requesting an **AREA Variance** on **Lot A** for 7.9 feet on the front yard setback, 5 feet on the South side yard setback, 15.7 feet on the rear yard setback, 2 stories/16.5 feet on the building height and 35% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

Requesting an **AREA Variance** on **Lot B** for 7.6 feet on the front yard setback, 5 feet on the North side yard setback, 5 feet on the South side yard setback, 20 feet on the rear yard setback and 56% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

**NEW BUSINESS**

**APPEAL NO. 2023-28**      **Applicant:**      John Waters/Dubois Street Associates  
**Owner:**      City of Newburgh  
**Location:**      123 Renwick Street

Requesting an **AREA Variance** for 6.5 feet on the Lander Street front yard setback, 6.5 feet on the Renwick Street front yard setback 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. 2023-27**      **Applicant:**      Chris Berg/Berg + Moss Architects, PC  
**Owner:**      Seymour B LLC  
**Location:**      158 Montgomery Street

Requesting an **AREA Variance** for 2 feet on the North side setback and 5 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. 2023-29**

**Applicant:** Sabrina Sargent  
**Owner:** Living in Jesus Ministry Inc.  
**Location:** 119 South Street

Requesting an **AREA Variance** for 56 feet on lot width, 17 feet on lot depth, 15 feet on the front yard setback, 10 feet on the side yard setback, 20 feet on the rear yard setback, 50% on lot coverage, and 2 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. 2023-30**

**Applicant:** Ann Marie Hines  
**Owner:** B&H Broadway LLC  
**Location:** 481 Broadway

Requesting an **AREA Variance** for 1 story on the building height which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Broadway Corridor.

**APPROVAL OF MINUTES**