

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

**OLD BUSINESS**

**APPEAL NO. 2023-40** **Applicant:** Angelo Balbo  
**Owner:** Angelo Balbo Management LLC  
**Location:** 825 Broadway, 829 Broadway

Requesting a **USE Variance** for an Apartment House in the Low Density Residential Zone with a Neighborhood Commercial Overlay.

**NEW BUSINESS**

**APPEAL NO. 2023-47** **Applicant:** Alvin Moonesar/AMA Consulting Inc.  
**Owner:** 136 Johnston LLC  
**Location:** 136 Johnston Street

Requesting an **AREA Variance** for 10 feet on the front yard setback, 1.5 feet on the south side setback, 4.5 feet on the north side 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. 2023-48** **Applicant:** Yisroel Ostreicher  
**Owner:** Yisroel Ostreicher  
**Location:** 55 Lander Street

Requesting an **AREA Variance** for 2 feet in the lot width which does not meet the requirements of the Schedule of Use and Bulk Regulations in the Downtown Neighborhood Zone.

**APPEAL NO. 2023-45 Applicant:** Nathaniel Gooden, P.E./  
Caesar Engineering D.P.C  
**Owner:** Stephen Taya Property Development, LLC  
**Location:** 192 Dubois Street, 194 Dubois Street,  
and 197 North Miller Street

Requesting an **AREA Variance** on **Lot A** for 3,474 square feet on lot area, 10 feet on the North side yard setback, 7.5 feet on the South side yard setback, 17.5 feet on the rear yard setback 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.

Requesting an **AREA Variance** on **Lot B** for 688 square feet on lot area, 5 feet on the South side yard setback and 23.6% on lot coverage which do not meet the requirements of the Schedule of Use and Bulk Regulations in the Medium Density Residential Zone.

### **APPROVAL OF MINUTES**