**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Thursday, January 28, 2021**

**PLEASE NOTE: THE ZONING BOARD MEETING WILL START AT 7:00 P.M. AND ALL APPLICANTS/REPRESENTATIVES ARE TO BE PRESENT AT THAT TIME. THE MEETING WILL BE HELD IN THE MEETING ROOM OF THE TOWN HALL, 1496 ROUTE 300 NEWBURGH NY.**

**APPLICANT LOCATION**

Jack & Karen Chastain 75 Old Mill Rd, Wallkill

 2-1-23.81 RR Zone

VARIANCE: For an area variance of the front yard to build a 12’ x 34.2’ covered front porch.

John & Celeste Bloomer 66 Winona Ave, Newburgh

 69-4-19 R3 Zone

VARIANCE: For an area variance of (A) increasing the degree of non-conformity of the front yard to build a 18.6’ x 21.2’ screened side porch and (B) a side yard variance to keep a 45’ x 9’ and 10’ x 25’ rear decks.

John Mataraza 1460 Route 300, Newburgh

 63-1-27 B Zone

VARIANCE: Area variances of the front yard and center line on Union Ave to build a 8’ x 33.3’ covered front porch.

**APPLICANT LOCATION**

Farrell Industrial Park Route 300, Newburgh

 34-2-45 IB Zone

VARIANCE: Farrell Industrial Park for area variance of height for buildings A and B.

Gifford & Ifetayo Austin 48 Jennifer Rose Way, Wallkill

 5-1-12 RR Zone

VARIANCE: Gifford and Ifetayo Austin for area variances of A) the rear yard to keep a 10’ x 12’ lower rear deck, B) the rear yard to keep a 10’ x 12’ upper rear deck and C) the side and combined side yards to keep a 16’ x 16’ side deck.

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SNK Petroleum Wholesalers 747 Blvd (Drury Ln) Newburgh

 89-1-80.1 & 80.2

VARIANCE: (Planning Board Ref) for area variances of the front yard for a canopy, side yard for west canopy, rear yard for the proposed building, rear and side yard for east canopy and variances for any proposed signage on the canopy.

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Held open from the November 24, 2020 Meeting (December cancelled meeting)

**APPLICANT LOCATION**

Talcott Engineering for Miller Environmental 6 Ridgeview Dr, Newburgh

 (Planning Board Referrals) 98-1-20.1 IB Zone

VARIANCE: For a use variance to continue the residential use in an IB Zone and if granted area variances of the side yard, combined side yards, maximum lot building coverage and minimum lot area for an existing residence and encroachment to the property line for an existing shed.

 10 Ridgeview Dr, Newburgh

 98-1-18 R3 Zone

VARIANCE: For area variances of front yard, side yard and lot area (after the lot line) for an existing residence.

 77 Stewart Ave, Newburgh

 98-1-8.222 IB Zone

VARIANCE: For area variances the side yard for a proposed enclosed drum containment pad, the side yard for a proposed tank enclosure, side yard for an existing office garage, side yard for an existing building and ramp, a property line encroachment for an existing material storage building and an existing shed.

Alejandro Rivera 28 Rockwood Dr, Newburgh

 109-1-28 R3 Zone

SPECIAL PERMIT FOR A HOME OCCUPANCY: For a home occupation subject to a special use permit to operate a small firearms dealer business in the basement of the dwelling.

Bohler Engineering for HSC Balmville LLC 1 North Hill Ln, Newburgh

 24-4-1.12 B Zone

 (Corner of N Hill Ln/9W)

VARIANCE: For an area variance of 26 parking spaces where 61 is required.

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Other Board Business

Approval for the 2021 Town of Newburgh Zoning Board of Appeals meeting dates.