**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRMAN Office: (845) 566-4901**

**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

**Email:** [**zoningboard@townofnewburgh.org**](mailto:zoningboard@townofnewburgh.org)

**AGENDA**

**Tuesday November 22, 2022**

**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**

Thomas Lent 1768 Route 300, Newburgh

14-1-32 RR Zone

VARIANCE: Area variances of maximum square footage, maximum building surface coverage and lot surface coverage to build a 30’ x 50’ accessory building.

JMSV Investors, LLC 177 S Plank Rd, Newburgh

(Milan Kumar) 60-3-14.3 B Zone

VARIANCE: A use variance to allow an alteration to a non-conforming free-standing sign when the building is less than 35’ from the front property line and if approved area variances of the front and side property lines.

Alfred Bockemuhl 35 Old S Plank Rd, Newburgh

52-2-16 R1 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the front, side and combined side yards to rebuild the side yard stairs and extend the existing roof to cover the stairs.

**APPLICANT LOCATION**

Ramon Perez & 45 Meadow St, Newburgh

Isabel Infante 77-10-13 R3 Zone

VARIANCE: Area variances of the front yard, one side yard and the combined side yards to build a 16’-2” x 8’ front deck and a 58’-1” x 15’-6” side addition and deck.

David Jones 6 Susan Dr, Newburgh

46-5-4 R1 Zone

VARIANCE: Area variances of the minimum rear yard setback, maximum lot surface coverage and lot building coverage to keep a 20’ x 27.58’ raised concrete patio with a 6’ x 8’ and 13’ x 11.6’ rear decks.

**HELD OPEN FROM THE OCTOBER 27, 2022 MEEING**

**APPLICANT LOCATION**

American Sign Inc 88 N Plank Rd, Newburgh

77-2-2.1 B Zone

VARIANCE: An area variance of the setback to install a 9’ x 9’ sign onto an existing non-conforming f-ree-standing sign.

LLC Construction Inc 3 Noah Pl, Newburgh

86-1-95.13 R1 Zone

VARIANCE: An area variance of height of an accessory structure to build a 24’ x 36’ x 17.8’ (2) car garage.

2102 Partners LLC 2102 Route 300, Wallkill

3-1-21.31 AR Zone

An Interpretation of The Town of Newburgh Municipal Code Section 185-54-A-1 -Is this proposed use permitted under the previously approved Use Variance from 1982 and Interpretation from 2018. Applicant seeks a Change of Occupancy from WCC Tank to Black Rock Excavating.

**Other Board Business**

BGB West Mobile Home Park