**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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

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 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**Thursday, April 22, 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**

Frank Kobes 215 First St, Walden

 32-3-13.1 R1 Zone

VARIANCE: An area variance of the front yard to keep a 16’ x 20’ rear deck. (corner lot)

Darcel Green 7 Bruce St., Newburgh

 98-7-15 R3 Zone

VARIANCE: An area variance of the rear yard to keep a 10’ x 24’ x 10’ rear and side yard wrap around deck.

Michael Higgins 21 Lancer Dr, Newburgh

 57-2-7 R2 Zone

VARIANCE: An area variance of the front yard to keep a 6’ x 10’ front deck.

Victor Carusi 41 Snider Ave, Walden

 31-4-2 R1 Zone

VARIANCE: Area variances of the front, side and combined side yards to rebuild 2 front decks that originally had no permits.

**APPLICANT LOCATION**

Gas Land Petroleum Inc 5200 Rtw 9w, Newburgh

 43-5-1 B Zone

VARIANCE: (Planning Board re-referel) for area variances of relief of the 1000 ft requirement to the nearest motor vehicle station and an existing barn with apartment requiring variances for front yard, side yard, height and maximum yard area.

Sener Yiacoup 32 Sloane Rd, Newburgh

 43-5-49.1 R1 Zone

VARIANCE: An area variance to install a 20’ x 40’ inground pool in the front yard. (River Road)

Junchen Shang 87 Mill St., Wallkill

 4-1-74.2 RR Zone

VARIANCE: Area variances of maximum allowed dogs and accessory structures for a 10’ x 164’ Kennel and 20 pet dogs and to keep a 779.88 sf and 10.6’ x 10.6’ accessory buildings.

Raymond Weston 77 Meadow Hill Rd, Newburgh

 56-2-4 R2 Zone

VARIANCE: An area variance of the side yard to build a 24’ x 24’ attached garage.

**HELD OPEN FROM THE MARCH 25, 2021 MEETING**

**APPLICANT LOCATION**

Commercial Industrial Construction Corp for 1217 Route 300, Newburgh

CPK Union 96-1-11.1 IB Zone

VARIANCE: An area variance of the front yard to build a 23’ x 14’ addition.

Radhika Real Estate 179 S Plank Rd, Newburgh

 60-3-14.2 B Zone

For an Interpretation of the Ordinance for a new occupancy.

Jose Lema 61 S Plank Rd, Newburgh

 71-5-5 R3 Zone

VARIANCE: Area variances of maximum lot building coverage, maximum lot surface coverage and maximum allowed square footage of accessory structures to keep a 35’ x 16’ accessory building and paved courts.

Discussion on the request for a rehearing made by Paul Kuprych on the following application, which was approved by the board on February 25, 2021

Valley Contracting 38 Snider Ave, Walden

Michael & Sherri O’Donnell 31-5-6 R1 Zone