**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 September 28, 2023**

**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**

James Barksdale 1938 Route 300, Newburgh

 12-1-15 AR Zone

VARIANCE: An area variance to keep chickens on less than 2 acres.

Mary Delgado & 16 Flamingo Dr, Newburgh

Stephanie Galarza 91-4-3 R1 Zone

VARIANCE: For area variances of the front yard setback rear yard setback and increasing the degree of non-conformity of the front yard to keep a 16’ x 16’ rear deck and construct a new 12’ x 24’ front deck.

John & Samantha 70 Old Little Britain Rd, Nbrgh

Arciuolo 101-6-7.2 R2 Zone

VARIANCE: An area variance of the front yard to install a 10’ x 12’ shed. (This property has 4 front yards).

**APPLICANT LOCATION**

John Lytle 115 Valley View Dr, Newburgh

 15-2-7 R1 Zone

VARIANCE: Area variances of lot area, lot width and the minimum side and combined side yards to build a new single-family dwelling unit on the property.

POSTPONED TO THE NOV. 21, 2023 MEETING

Robert & Suzanne Barr 609 Gardnertown Rd, Newburgh

 60-1-1.24 R1 Zone

VARIANCE: an area variance to keep a prior built 10’ x 14’ shed in the front yard.

2 & 4 Matrix Dr LLC/ 2 & 4 Matrix Dr, Newburgh

Matrix PPF Newburgh 60-3-57 & 58 IB Zone

VARIANCE: Area variances of square footage and height to install 4 total tenant directional signs at 2 Matrix Dr and 4 Matrix Dr.

W & M Homes LLC 81 Wintergreen Ave, Newburgh

 67-2-2 R3 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the side yard to add a 240 sf 2 story rear addition.

Newburgh Chicken, LLC 197 S Plank Rd, Newburgh

 60-3-6.1 B Zone

SPECIAL PERMIT: (Planning Board referral for a Special Permit) for the ZBA’s consideration of variances required for the redevelopment of the existing Dairy Queen site.

**HELD OPEN FROM THE JULY & AUGUST 2023 MEETING**

**APPLICANT LOCATION**

Castle USA Corp/July 4Ever 382 Rock Cut Rd, Walden

 11-1-60.2 R2 Zone

INTERPRETATION: For an Interpretation of the ZBA Decisions from 11/10/82, 9/25/03 and March of 2004 and an Appeal of Code Compliances Notice of Disapproval dated 6/9/2023.

Ann Haight 13 Princess Ln, Newburgh

 102-7-3 R2 Zone

VARIANCE: An area variance of the front yard setback to keep a 12’ x 14’ front deck