**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**DARRIN SCALZO, CHAIRMAN**

**SIOBHAN JABLESNIK, SECRETARY Office: 845-566-4901**

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

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

**AGENDA**

**Thursday January 23, 2025**

**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**

Joann Sicolo 741 Route 32, Wallkill

 4-2-39.1 RR Zone

VARIANCE: For area variances of (a) the minimum rear yard setback to build a 10.8’ x 16.1’ rear deck and (b) the minimum rear yard setback and increasing the degree of non-conformity of the side yard to build a 14.3’ x 16.1’ three season room.

Elijio Cruz 389 Quaker St, Wallkill

 4-1-19 AR Zone

VARIANCE: For an area variance of increasing the degree of non-conformity of one side yard and the combined side yards to keep a 12.2’ x 13.11’ non heated rear enclosed porch.

Thang Huu Tran 16 Old S Plank Rd, Newburgh

 51-4-10 R1 Zone

VARIANCE: For area variances of (a) the minimum rear yard setback to keep a 12’ x 15.5 rear deck (b) the minimum rear yard setback to keep a 12’ x 15.5’ sunroom, (c) the setback from the rear property line to keep a 24’ above ground pool and (d) the setback to the rear and side property lines to keep a 12’ x 12’ accessory building.

**APPLICANT LOCATION**

Eileen Reilly 123 Lattintown Rd, Newburgh

 7-1-32 AR Zone

VARIANCE: An area variance of the minimum side yard setback to replace a 12’ x 16’ rear deck that was previously built without permits.

 **HELD OPEN FROM THE DECEMBER 2024 MEETING**

Empire Solar Solutions 5 Jessica Ct, Newburgh

for Sean Dabroski 7-1-60.3 AR Zone

VARIANCE: An area variance of the minimum front yard setback to install a ground mounted solar array.

Stephen & Susan D’Auria 326 Balmville Ln, Newburgh

 27-8-20 R2 Zone

VARIANCE: An area variance of the minimum rear yard setback to build a 13’ x 40’ rear deck.

**HELD OPEN FROM THE NOVEMBER 2024 MEETING**

Prime and Tuvel 2 Lakeside Rd, Newburgh

 86-1-39.3 IB Zone

VARIANCE: (Planning Board Referral) for an area variance of the construction of a new gasoline station to be located within 1,000 ft of an existing gasoline station.

**OTHER BOARD BUSINESS**

James Turner 409 Gardnertown Rd, Newburgh

Request for a 6-month extension. Variances were granted at the May 23, 2024 Meeting.

Approval of 2025 meeting dates.