**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRMAN**

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

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

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

**AGENDA**

**Thursday May 23, 2024**

**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 Turner 409 Gardnertown Rd, Newburgh

 63-1-9 R3 Zone

VARIANCE: Area variances of the minimum rear yard setback, minimum side yard setback and increasing the degree of non-conformity to raise the roof on an existing non-conforming building and adding new decks.

Candlestick MHC, LLC 165 Lattintown Rd, Newburgh

 7-1-38.12 AR Zone

VARIANCE: Area variances of the maximum square footage and maximum allowed height to install a free-standing entrance sign on the property.

Thomas Weddell 6 Heritage Ln, Rock Tavern

 89-1-10.1 R1 Zone

VARIANCE: (Planning Board Referral) for area variances of lot area and the front yard setback of an existing non-conforming lot for a lot line revision for parcels 89-1-10.1, 89-1-10.2, 89-1-77.1 and 89-1-77.2.

**APPLICANT LOCATION**

Lisa Flanagan 1 Marino Dr, Wallkill

 2-1-23.12 RR Zone

VARIANCE: An area variance to keep an above ground Pool in the front yard. (Property is a corner lot).

RCF Realty Management LLC 25 Bright Star Dr, Newburgh

 9-3-48.22 R3 Zone

VARIANCE: an area variance of increasing the degree of non-conformity of the lot area to add a second-floor addition to an existing non-conforming 2 family dwelling.

**HELD OPEN FROM THE APRIL 25, 2024 MEETING**

**APPLICANT LOCATION**

Newburgh South Congregation 33 Old Little Britain Rd, Newburgh

of Jehovah’s Witnesses 97-3-13 R3/O Zone

VARIANCE: a use variance to install two 19. 25 sq ft illuminated monument signs and four 2.7 sq ft wall mounted signs.

**POSTPONED**

Newburgh Chicken 197 S Plank Rd, Newburgh

 60-3-6.1 B Zone

VARIANCE: (This is a rereferral from the Planning Board) for changes to previously approved dimensional regulations/bulk requirements for the minimum front yard setback on both Route 300 and Route 52, the rear yard setback, the side setback, and maximum lot surface coverage, established in connection with the special permit that was granted for the project; and to previously approved variances for the entrance to the Property on Route 52, the minimum required setback from the physical center line on Route 300, and the minimum required front yard setback from Route 300. minimum front yard setbacks on both Route 300 and Route 52 the rear yard, side yard and lot surface coverage. The applicant is also requesting area variances for the required setback of a building in order to permit a free-standing sign, and square footage of building signs. Initial appearance to the ZBA for this application was September 28, 2023.

**APPLICANT LOCATION**

William & Maggie Mehr 10 Wintergreen Ave, Newburgh

 67-4-6 R3 Zone

VARIANCE: area variances of the minimum front yard setback and increasing the degree of non-conformity of the side yard to build a 7’ x 31.3” covered front porch.

Magdalini Zacharia 8 N Plank Rd, Newburgh

 80-5-19 B Zone

VARIANCE: A use variance to install a 4’ x 12’ roof mounted sign.

Elixiem Amoguis 149 Forest Rd, Wallkill

 3-1-7 AR Zone

VARIANCE: Area variances of increasing the degree of non-conformity of the front yard, rear yard and distance to the center line to build an enclosed breezeway connecting the garage and the dwelling.

Jose Vasquez 9 Innis Ave, Newburgh

 64-4-18 R3 Zone

VARIANCE: (A) an area variance of maximum allowed lot surface coverage to keep an inground pool built prior to current owner and (B) area variances of lot width, one side yard and combined side yards for interior alterations to create an accessory apartment.

Michael Moyer 1420 Route 300, Newburgh

 60-3-22.222 IB Zone

VARIANCE: (Planning Board Referral) for an area variance of the existing building height to convert the cinema to a self-storage facility.

**OTHER BUSINESS**

Lytle 115 Valley View Dr, Newburgh

 15-2-7

Request for a 6-month extension. Variances for this property were approved at the November 2023 Meeting.