**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRMAN**

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

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

**AGENDA**

**Thursday June 27, 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**

Colette Drouin, Faith Drouin & Spencer Ave, Newburgh

Nicholas Torraca 51-2-13.2 R1 Zone

VARIANCE: Area variances of lot area, lot width, lot depth, front yard, rear yard, one side yard, combined side yards and lot surface coverage to build a new single-family dwelling.

William Lynn 48 O’Dell Circle, Newburgh

51-1-24 R1 Zone

VARIANCE: Area variances of the minimum front yard setback, maximum building lot coverage, surface lot coverage and increasing the degree of non-conformity of one side yard and the combined side yards to build a 22’ x 26’ front yard attached garage.

Deanna & John Saunders 23 Briarwood Crescent, Newburgh

88-3-8 R1 Zone

VARIANCE: Area variances of the minimum front yard setback, maximum allowed building coverage, maximum allowed surface coverage and increasing the degree of non-conformity of one side yard and combined side yards to build a 12’ x 37’ rear addition, convert the garage into habitable space and build a 6’ x 16’ front porch.

**APPLICANT LOCATION**

Larry Simmons 329 Lakeside Rd, Newburgh

50-1-6 R1 Zone

VARIANCE: (A) an area variance of increasing the degree of non-conformity of the setback and height to raise the roof 2 ft on an existing accessory building in the front yard and (B) increasing the degree of non-conformity of one side yard and the combined side yards to add a second floor to a non-conforming dwelling.

Prime and Tuvel 2 Lakeside Rd, Newburgh

86-1-39.3 IB Zone

VARIANCE: (Planning Board Referral) for area variances of a gasoline station located within 1,000 ft of an existing gasoline station, a front yard landscaping buffer of 23.1 ft where 45 ft is required, maximum allowed free standing signs ( 2 is proposed 1 is permitted) and maximum allowed building signage (150 sf is proposed 75 sf is the maximum allowed).

Ek Dant LLC 689 Route 32, Wallkill

(32 Express) 4-2-6 RR Zone

SPECIAL PERMIT: (Planning Board Referral) for a Special Permit to replace an existing convenience store structure with a new 3600 square foot convenience store. The structure is a pre-existing non-conforming use in the RR Zone.

Lawrence Realty Co & 37 & 39 Colandrea Rd, Marlboro

Raymond & Marjorie Bianco 6-1-66.21 & 66.32 AR Zone

VARIANCE: (Planning Board Referral) for area variances of the front yard and maximum lot surface coverage on a pre-existing lot for a lot line change between lots 6-1-66.21 & 6-1-66.32.

N & N Union LLC & Route 300, Newburgh

CPK Union LLC 96-1-6.2 IB Zone

VARIANCE: (Planning Board Referral) for area variances of the maximum height 40’ is proposed where 15’ is allowed, the rear yard setback where 40’ is required and 30’ is proposed, building orientation and building materials to build a new Self Storage Center on the lot.

**HELD OPEN FROM THE MARCH 28, 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.