**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**

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**AGENDA**

**Thursday July 25, 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**

Jamiee and Stoddard Hill 149 Mill St, Wallkill

2-1-91 RR Zone

VARIANCE: An area variance of the minimum front yard setback of the existing residence to convert the 580 sf detached garage into an accessory apartment.

Dorothy Hall (Trust) 61 Albany Post Rd, Newburgh

27-2-5 R3 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the front yard setback to build a 24’ x 28’ side yard addition.

Danielle Ciaffone 2 & 4 Whisper Ln, Newburgh

47-1-72.1, 72.2 & 72.3 R1 Zone

VARIANCE: (Planning Board Referral) for area variances to convert three existing lots to two lots, both lots will have an existing two-family residence. Area variances for the proposed new lots are: Lot 1 -Lot area, side yard and lot surface coverage. Lot 2 -Lot area, side yard, lot width and both side yards.

**APPLICANT LOCATION**

Matthew Gallagher 409 Little Britain Rd, Newburgh

97-1-42 R3 Zone

VARIANCE: Area variances of the front yard, maximum height and maximum square footage to add s 2 story 992 square foot addition onto an existing accessory structure.

Avion Ventures Pomarico Dr, Newburgh

86-1-37.222 IB Zone

VARIANCE: (Planning Board Referral) for an area variance of the maximum height of proposed warehouse, the proposed height is 55 feet where 40 feet is permitted.

Spark Car Wash 1227-1229 Route 300, Newburgh

96-1-4 & 5 IB Zone

VARIANCE: (Planning Board Referral) for area variances of the rear yard setback and the driveway setback to the property line. The project proposes a 4,294 sf Car Wash with a kiosk and canopy in the front yard that may require variances.

**HELD OPEN FROM THE JUNE 27, 2024 MEETING**

**APPLICANT LOCATION**

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).

**APPLICANT LOCATION**

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.

**OTHER BOARD BUSINESS**

Ana & Rafael Aguero 4 Marlene Ct, Newburgh

Request for variance extension. Variances were approved at the December 2023 Meeting.

Mary Degado & Stephanie Galarza 16 Flamingo Dr, Newburgh

Request for a variance extension. Variances were approved at the September 2023 Meeting.