**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRMAN Office: (845) 566-4901**

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

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

**AGENDA**

**Thursday January 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**

Lite Brite Signs 1425 Route 300, Newburgh

(For Conew LLC) 60-3-32.11 IB Zone

VARIANCE: for an area variance of maximum square footage to install side and rear wall signs larger than permitted.

Rieger Homes Inc 2 Mariners Ct, Newburgh

121-1-1 R1 Zone

VARIANCE: An area variance of maximum building height to construct a new single family residence on the property.

Primax Properties, LLC 242 S Plank Rd, Newburgh

60-2-65 B & IB Zone

VARIANCE: (Planning Board Referral) for area variances of the rear yard setback and minimum required off street parking spaces for the proposed Dollar General project.

**HELD OPEN FROM THE DECEMBER 28, 2023 MEETING**

**APPLICANT LOCATION**

Humberto Restrepo 576 Rock Cut Rd, Walden

(Camp Integrity) 11-1-61 R1 Zone

VARIANCE: (Planning Board Referral) for area variances of the existing non-conformities of the front, one side yard and building height to convert an existing 12,000 sq ft structure to house equipment for training personnel for oceanic rescue of persons working on wind turbines.

**POSTPONED FROM THE DECEMBER 28, 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.

**BOARD BUSINESS**

* APPROVAL OF THE 2024 MEETING SCHEDULE
* REAPPOINTMENTS 5 YEAR TERMS

-JAMES EBERHART -EXPIRES 12/2027 (BEHIND 1 YEAR)

-GREG HERMANCE -EXPIRES 12/2028