**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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

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

**AGENDA**

**Thursday March 23, 2023**

**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**

Constance Powles & 149 Forest Rd, Wallkill

Chris Davis 3-1-7 AR Zone

VARIANCE: Area variances of the front yard on a county road, the placement of the structure to the center line of the road and a rear yard setback to keep 2 decks built without permits.

Javon McCoy 25 Stony Run Rd, Newburgh

73-14-6 R3 Zone

Special Permit: To create a Home Occupancy involving the sale of firearms and accessories on the premises.

Juan Pena 179 S Plank Rd, Newburgh

(American Granite) 60-3-14.2 B Zone

VARIANCE: For area variances of the rear and side yard for the outdoor storage of granite within a fenced area of the site.

Adam Shapiro 307 Lakeside Rd, Newburgh

50-1-17 R1 Zone

VARIANCE: Area variances of increasing the degree on non-conformity of an existing non-conforming accessory structure in the front yard to build a 5’ x 12’ addition.

**HELD OPEN FROM THE FEBRUARY 23, 2023 MEETING**

**APPLICANT LOCATION**

PDH Realty, LLC 114 Route 17k, Newburgh

(Healey Kia) 95-1-53 IB Zone

VARIANCE: Area variance for the setback of a free-standing sign to replace the existing non-conforming free-standing sign on the property.

Joseph Pimentel 830 Route 32, Wallkill

2-3-20 RR Zone

VARIANCE: area variances of the minimum front yard setback, side yard setback, combined side yards and maximum lot building coverage to build a covered front porch, side yard carport and rear addition on a non-conforming dwelling.

275 Route 17k, LLC 275 Route 17k, Newburgh

(GreenAcre Abstract) 90-1-2 R1 Zone

VARIANCE: For area variances of maximum allowed size and height to install a 11’-6” x 13’-3” free standing sign and use variance for illumination, section 185-14-L-1 of the Town of Newburgh Municipal Code states non-illuminated signs only.

WITHDRAWN

Lite Brite Signs 1425 Route 300, Newburgh

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

VARIANCE: For area variances of maximum square footage to install side and rear wall signs larger than permitted.

Umangi Patel 611 Gidney Ave, Newburgh

76-9-3 R3/O Zone

VARIANCE: For area variances of maximum allowed square footage, maximum allowed height and the setback from the property line to install a free-standing non-illuminated sign.