**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Thursday, May 27, 2021**

**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**

Menendez Property LLC 856 River Rd, Newburgh

9-1-40 R1 Zone

**VARIANCE**: An area variance of the rear yard for all new decks to raise the roof to add a fourth floor, and a use variance to restore and reestablish the use of a non-conforming 3 family dwelling.

Luis Quizhpi Llihuichuzhca 659 Gardnertown Rd, Newburgh

53-4-14 R1 Zone

**VARIANCE:** An area variance of the front yard to keep a 16’ x 15’ shed.

Glen Sheeley 1295 Route 300, Newburgh

95-1-14.1 IB Zone

**VARIANCE:** Area variances of lot area, both side yards and the rear yard for an application to the Planning Board for an automated car wash and associated site improvements.

Orchard Hills Landings LLC 1 Kayla Ct, Newburgh

9-1-45.21 R3 Zone

**VARIANCE**: For area variances of maximum square footage, maximum height and a front yard to build a 30’ x 40’ x 23.8’ accessory building.

**APPLICANT LOCATION**

John Etri 42 Rockwood Dr, Newburgh

109-1-52 R3 Zone

**VARIANCE:** An area variance of the front yard to keep a 10’ x 20’ accessory building.

Wilmington REO, LLC 14 Buckingham Dr, Newburgh

108-3-14 R1 Zone

**VARIANCE**: An area variance of increasing the degree of non-conformity of the side yard to keep a 12.1’ x 27.6’ enclosed rear porch built without a permit.

Sharon & Gary McCalla 10 Copper Rock Rd, Walden

125-1-5 R1 Zone

**VARIANCE**: An area variance of the front yard (Rock Cut Rd) to install a 10’ x 12’ shed.

Steven Wais 40 Susan Dr, Newburgh

46-5-24 R1 Zone

VARIANCE: An area variance of the combined side yards to build a 12’ x 16’ sunroom addition.

Held open from the April 22, 2021 Meeting

Gas Land Petroleum Inc 5200 Rtw 9w, Newburgh

43-5-1 B Zone

VARIANCE: (Planning Board re-referral) for area variances of relief of the 1000 ft requirement to the nearest motor vehicle station and an existing barn with apartment requiring variances for front yard, side yard, height and maximum yard area.

Junchen Shang 87 Mill St., Wallkill

4-1-74.2 RR Zone

VARIANCE: Area variances of maximum allowed dogs and accessory structures for a 10’ x 164’ Kennel and 20 pet dogs and to keep a 779.88 sf and 10.6’ x 10.6’ accessory buildings.