**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**

**AGENDA**

**Thursday July 28, 2022**

**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**

River Link Hotels, LLC Route 17k, Newburgh

 95-1-80 & 95-1-49.122 IB Zone

An Interpretation of section 185-27.D(1) for kitchen facilities in Hotel and Motel units.

Laxmi Estates II LLC 5277 Route 9w, Newburgh

 20-2-40 B Zone

An Interpretation for Drive Thru Window usage and the removal of the restriction of No Drive Thru Window is Permitted in the Decision and Resolution by the ZBA dated April 2005.

John Till (Architect) 50 O’Dell Cir, Newburgh

For Keith Perez 51-1-25 R1 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the combined side yards to build a roof over an existing non-conforming rear deck.

**APPLICANT LOCATION**

Xiang zhen Chen 101 N Plank Rd, Newburgh

 75-1-8 B Zone

VARIANCE: (Planning Board Referral) for an area variance of an existing side yard setback of 13.5’ where 15’ is required. The applicant is looking to expand the seating capacity with a new 1,465 sf addition.

Aaron and Suzanne Mazurek 580 Lakeside Rd, Newburgh

 13-2-1 R1 Zone

VARIANCE: An area variance of the front yard (Lakeside Rd) to build a 24’ x 24’ accessory structure. This property is a corner lot and has 2 front yards.

Gary VanVleit 122 Rock Cut Rd, Newburgh

 47-1-28.21 R1 Zone

VARIANCE: Area variances of the side and rear yard to build a 16’ x 20’ pool deck that connects the existing house deck to the pool.

**HELD OPEN FROM THE JUNE 23, 2022 MEETING**

**APPLICANT LOCATION**

Brady Quinn 307 Sunrise Dr, Newburgh

 63-1-2 R3 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the front yard to replace an existing non-conforming 12’ x 20’ x 10’ accessory structure with a new 14’ x 22’ x 14.6’ accessory structure.

Scott Perri Landscaping Inc 5 Nobles Way, Newburgh

 11-1-119 R1 Zone

VARIANCE: Area variances of height and increasing the degree of non-conformity to add an additional 110’ x 50’ x 22’ accessory building to an existing non-conforming business.

**APPLICANT LOCATION**

SNK Petroleum Wholesalers 747 Blvd, Newburgh

 89-1-80.1 & 80.2 IB Zone

VARIANCE: (Planning Board Ref) for area variances of the front yard for a canopy, side yard for west canopy, rear yard for the proposed building, rear and side yard for east canopy and variances for any proposed signage on the canopy. (Resubmitting from January 2021)