**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**

**AGENDA**

**Thursday January 26, 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**

Northern Enterprise NY LLC 31 Colden Hill Rd, Newburgh

 86-1-5.243 R1 Zone

VARIANCE: Area variances of increasing the degree of non-conformity of the one side yard and combined side yards to build a 12’ x 13’-6” rear deck on an existing non-conforming dwelling.

Ann Marie Stevens 11 Noel Dr, Newburgh

 77-3-4 R3 Zone

VARIANCE: An area variance of the rear yard setback to build a 8’ x 17’-6” rear deck and mud room.

Kehoe Corp. 4 Bruschetti Ct., Walden

 3-1-80.32 R1 Zone

VARIANCE: Area variance of the front yard on a county road (Rock Cut Rd) to continue the construction of a single-family dwelling unit.

**APPLICANT LOCATION**

Teresa Franco 5 Sylvester Ct., Newburgh

 108-4-6 R1 Zone

VARIANCE: Area variances of the rear yard setback and combined side yard setbacks to build a 30’-5” x 31’-3” house/pool deck to a 15’ x 30’ above ground pool.

**HELD OPEN FROM THE DECEMBER 22, 2022 MEETING**

**APPLICANT LOCATION**

Michelle Rider & 37 Dogwood Hills Rd, Newburgh

Geoffrey Brackett 78-5-7 R1 Zone

VARIANCES: Area variances of building height and the setback from the side property line to convert an existing accessory building into living space.

**OTHER BOARD BUSINESS**

Mazurek 580 Lakeside Rd, Newburgh

Request for a 6 month extension. Variances granted at the July 27, 2022 meeting.

Approval of 2023 meeting dates.