**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 December 22, 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**

Steven Moreau 386 Lakeside Rd, Newburgh

28-1-17 R1 Zone

VARIANCE: Area variances of maximum allowed square footage, Height and lot building coverage to build a 24’ x 24’ x 18’ accessory building.

Steven Moreau 381 Lakeside Rd, Newburgh

Lakeside Rd LLC 33-1-15 R1 Zone

VARIANCE: (Planning Board Referral) for area variances of the minimum lot area, one side yard, the combined side yards, minimum lot width and maximum impervious surface for lot 1. And area variances of minimum lot area and lot width for lot 2 for a proposed 2 lot subdivision.

Karen Pellino Trust 7 Russet Ct. Wallkill

4-2-85.1 RR Zone

VARIANCE: An area variance of the rear yard setback to add a 13’ x 31’-8” deck extension onto a previously approved rear deck.

**APPLICANT LOCATION**

Michelle Rider & 37 Dogwood Hills Rd, Newburgh

Geoffrey Brackett 78-5-7 R1 Zone

VARIANCES: A use variance to convert a non-conforming accessory building into a second dwelling unit on the property. If use variances are granted then area variances of the side yard and habitable floor area for the second dwelling unit.

Omar Chihuahua & 109 Bennett Rd, Newburgh

Francisco Barroso 44-2-5 R3 Zone

VARIANCE: area variances of increasing the degree of non-conformity of the two front yards (Bennett Rd & Ashley Dr) to add a 1783 square foot second floor addition to an existing non-conforming structure.

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

**APPLICANT LOCATION**

Ramon Perez & 45 Meadow St, Newburgh

Isabel Infante 77-10-13 R3 Zone

VARIANCE: Area variances of the front yard, one side yard and the combined side yards to build a 16’-2” x 8’ front deck and a 58’-1” x 15’-6” side addition and deck.

**HELD OPEN FROM THE AUGUST 2021 MEETING**

52 Monarch Development Inc Route 52 & Monarch Dr, Nbrg

103-7-18 & 47-1-46 B Zone

VARIANCE: An Interpretation of the height limitation in the B Zone for senior housing and area variances of the maximum size of the one and two bedroom units and maximum building height.

(Planning Board Referral)