**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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

**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

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

**AGENDA**

**Thursday, December 26, 2019**

**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.**

**APPLICANTS: LOCATION:**

Confident Properties 82 Route 17k Newburgh

95-1-21 IB Zone

VARIANCE: An area variance to reface an existing non-conforming sign located on Route 300 for the property on 17k (Orange Hill Global Bistro).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Jennifer Fallone (Mack) 7 Smith Ave Walden

32-7-4 R-1 Zone

VARIANCE: An area variance to increase the degree of non-conformity and keep an enclosed porch built without a permit with a side yard setback of 0’ where 30’ is required and a front yard setback of 23’ where 50’ is required.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Northern Enterprise NY 153 S Plank Rd, Newburgh

67-1-1 R-3 Zone

VARIANCE: An area variance to keep a second floor addition, enclosed porch and two decks and increasing the degree of non-conformity of the side yard with an existing 9’ where 15’ is required and combined side yards of 31.2’ where 30 is required.

William Pellino 114 Foxwood Dr S, Newburgh

16-1-18 RR Zone

VARIANCE: An area variance to increase the degree of non-conformity by extending the existing 10’ x 10’ rear deck to a 12’ x 23’.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Held Open from Tuesday November 26, 2019 Meeting**

**APPLICANTS: LOCATION:**

Maria Chacha 1879 Route 300, Newburgh

13-2-15 R-1 Zone

VARIANCE: An area variance to enlarge a non-conforming 2 family dwelling with a proposed front yard setback of 57’ where 60’ is required, floor area of 1200 sf where 1500 sf is the minimum and an existing lot area of 41,922 sf where 100,000 sf is the minimum.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Nancy Munoz 3 Dusty Dr, Wallkill

3-1-16.21 AR Zone

VARIANCE: An area variance to install a (a) 10’ x 13’ greenhouse & (b) 12’ x 36’ accessory building with square footage totaling 3,438 where 1000 sf is the maximum allowed.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

First Prestige Properties 5306 Rte 9w, Newburgh

23-2-1 B Zone

VARIANCE: A use variance to install logo, lettering and lighting on the gasoline and diesel canopies, this use is not permitted or addressed for gasoline filling stations.

South Plank Holdings LLC 209 S Plank Rd, Newburgh

60-3-2 B Zone

VARIANCE: A use variance to install logo, lettering and lighting on the canopy, this use is not permitted or addressed for gasoline filling stations

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Emma Gasparini 125 Mill St, Wallkill

2-1-64 RR Zone

VARIANCE: A use variance to install a 100 amp landlord meter and panel on a 2 family. Bulk table schedule 1 does not permit 2 family dwelling units in a RR zone, any use not permitted shall be deemed prohibited.

Other Board Business

Approval of meeting dates for the 2020 calendar.