**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 February 24, 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**

Catania, Mahon & Rider, PLLC 45 Old Post Rd, Newburgh

for Anthony Moriello Living Trust 8-2-14 AR Zone

VARIANCE: Area variances of increasing the degree of non-conformity of both side yards to keep an 8’ x 22’ addition and a 24.8’ x 11.9’ deck built without permits.

Wayne St. Omer 4 Noah Pl, Newburgh

 86-1-95.5 R1 Zone

VARIANCE: An area variance of the side yard to build a 26 x 30 ‘ two story addition.

Brian Agnew 7 Beech St, Newburgh

 83-2-7.1 R1 Zone

VARIANCE: area variances of increasing the degree of non-conformity of the front and side yard to raise the roof and add a dormer to an existing non-conforming structure.

**APPLICANT LOCATION**

Nicolas DiBrizzi 13 Anchor Dr, Newburgh

 121-1-15 R1 Zone

VARIANCE: To continue building an accessory structure previously approved by the ZBA. The height of the new structure is 31’, the previously approved was 13.6’.

**HELD OPEN FROM THE JANUARY 27, 2022 MEETING**

**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)

Kevin Gagliano 55 S Plank Rd & 18 Brookside Ave

 Newburgh 71-5-8 & 18.1 R3 Zone

VARIANCE: (Planning Board Referral) for a lot line change between parcel numbers 71-5-8 and 71-5-18.1. Area variances for lot 8 are lot size, lot width, front yard and both side yards. Lot 18.1 requires a front yard variance.

Magdalini Zacharia 8 N Plank Rd, Newburgh

 80-5-19 B Zone

VARIANCE: (Planning Board Referral) for area variances of the front yard and lot surface coverage to expand the existing Curaleaf.

**OTHER BOARD BUSINESS**

Request for an extension for 71 Williams Ave. SBL 101-5-6. Jean Lubera and Frank Tirabosco