**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRMAN**

**SIOBHAN JABLESNIK, SECRETARY Office: 845-566-4901**

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

 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**Thursday April 25, 2024**

**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**

Aaron Weiss 211 Maple Dr, Newburgh

 49-3-8 R1 Zone

VARIANCE: Area variances of maximum height and square footage of accessory structures to build a 24’ x 24’ x 18.2’ 2 Car Accessory Structure.

Newburgh Chicken 197 S Plank Rd, Newburgh

 60-3-6.1 B Zone

VARIANCE: (This is a rereferral from the Planning Board) for changes to previously approved dimensional regulations/bulk requirements for the minimum front yard setback on both Route 300 and Route 52, the rear yard setback, the side setback, and maximum lot surface coverage, established in connection with the special permit that was granted for the project; and to previously approved variances for the entrance to the Property on Route 52, the minimum required setback from the physical center line on Route 300, and the minimum required front yard setback from Route 300. minimum front yard setbacks on both Route 300 and Route 52 the rear yard, side yard and lot surface coverage. The applicant is also requesting area variances for the required setback of a building in order to permit a free-standing sign, and square footage of building signs. Initial appearance to the ZBA for this application was September 28, 2023.

**APPLICANT LOCATION**

William & Maggie Mehr 10 Wintergreen Ave, Newburgh

 67-4-6 R3 Zone

VARIANCE: area variances of the minimum front yard setback and increasing the degree of non-conformity of the side yard to build a 7’ x 31.3” covered front porch.

Magdalini Zacharia 8 N Plank Rd, Newburgh

 80-5-19 B Zone

VARIANCE: A use variance to install a 4’ x 12’ roof mounted sign.

Elixiem Amoguis 149 Forest Rd, Wallkill

 3-1-7 AR Zone

VARIANCE: Area variances of increasing the degree of non-conformity of the front yard, rear yard and distance to the center line to build an enclosed breezeway connecting the garage and the dwelling.

Corrine Smith 14 Francis St, Newburgh

 27-3-12 R3 Zone

VARIANCE: An area variance of the front yard setback to build an 8’ x 10’ covered front deck.

Jose Vasquez 9 Innis Ave, Newburgh

 64-4-18 R3 Zone

VARIANCE: (A) an area variance of maximum allowed lot surface coverage to keep an inground pool built prior to current owner and (B) area variances of lot width, one side yard and combined side yards for interior alterations to create an accessory apartment.

Michael Moyer 1420 Route 300, Newburgh

 60-3-22.222 IB Zone

VARIANCE: (Planning Board Referral) for an area variance of the existing building height to convert the cinema to a self-storage facility.

**HELD OPEN FROM THE MARCH 28, 2024 MEETING**

**APPLICANT LOCATION**

Newburgh South Congregation 33 Old Little Britain Rd, Newburgh

of Jehovah’s Witnesses 97-3-13 R3/O Zone

VARIANCE: a use variance to install two 19. 25 sq ft illuminated monument signs and four 2.7 sq ft wall mounted signs.

**OTHER BOARD BUSINESS**

James Purpura 32 N Fostertown Dr, Newburgh

 17-2-59 R2 Zone