**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**DARRIN SCALZO, CHAIRMAN**

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

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**AGENDA**

**Thursday May 22, 2025**

**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**

Thomas & Catherine 492 Lakeside Rd, Newburgh

McElligott 14-3-12 R1 Zone

VARIANCE: Area variances of the minimum front yard setback and increasing the degree of non-conformity of the combined side yards to build a new front porch and side deck.

Lauren Haimelin Carter 7 Cathy Dr, Newburgh

73-12-5 R3 Zone

VARIANCE: An area variance of the front yard to install a new 12’ x 22’ pre-fab shed and keep a 10’ x 10’ pre-fab shed placed by the previous homeowner.

MBH Development Group 14 Crossroads Ct, Newburgh

95-1-74.2 IB Zone

VARIANCE: (Planning Board Referral) for area variances to install signage higher than the first floor and the location of the free-standing sign being less than 15 feet from the property line.

**APPLICANT LOCATION**

Nick DiLemme 12 Deer Run Rd, Newburgh

14-3-22.11 R1 Zone

VARIANCE: for area variances of maximum square footage, maximum height and storage of vehicles to build a 42’ x 48’ x 27.25’ accessory building on the premises.

Delilah Ashcraft & 80 Old Little Britain Rd, Newburgh

Tammy Osterhout 101-3-11 R2 Zone

VARIANCE: For area variances of increasing the degree of non-conformity of the front yard (Old Little Britain Rd) and the minimum front yard setback (Williams Ave) to build a 12’ x 15’ covered front porch.

**HELD OPEN FROM THE APRIL 24, 2024 MEETING**

**APPLICANT LOCATION**

William Lynn & 48 O’Dell Circle, Newburgh

Lori Frank 51-1-24 R1 Zone

VARIANCE: For area variances of the minimum front yard setback, lot building coverage, lot surface coverage and increasing the degree of non-conformity of one side yard and the combined side yards to build a 21.5 x 26’ attached garage.

Happy Tree Dispensary 99 Route 17k, Newburgh

95-1-33 IB Zone

VARIANCE: (Planning Board Referral) for a use variance of a 1,000 ft separation requirement, the project encroaches on the former Pier 1 building which has been approved by the Planning Board as the Kush Factory Retail Cannabis Dispensary. If the use variance is granted then area variances of the existing lot area, front yard, both side yards, lot surface coverage and landscaping in the front yard will be required for a proposed change of use and special use permit of a cannabis dispensary.