**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 June 22, 2023**

**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**

Audley Johnson 85 Wintergreen Ave, Newburgh

 67-2-4 R3 Zone

VARIANCE: Area variances of the front yard (S Plank Rd) and maximum square footage to keep a 8’ x 12’ shed installed by the previous owner.

Scarlet Breyer (Bonitto) 11 Bridle Path, Newburgh

 58-2-2 R2 Zone

VARIANCE: Area variances of the front and rear yards to build a 6’ x 9’ front deck and 12’ x 26’ rear deck with a sunroom.

Clinton Dauswell for 273 Route 17k, Newburgh

Brian Barbera 90-6-1 B Zone

VARIANCE: (Planning Board Referral) for area variances of the existing front yard setback and a 35 ft landscape buffer along Route 17k for a Restaurant Conversion.

Lakeview Enterprises LLC 343 Lakeside Rd, Newburgh

 33-1-26.1 R1 Zone

VARIANCE: A use variance to allow for the expansion of a non-conforming business and non-conforming building on the property.

**Held Open from the May 25, 2023 Meeting**

**APPLICANT LOCATION**

Elysia & Todd Nespoli 23 Sommerfield Dr, Wallkill

 3-1-133 AR Zone

VARIANCE: For an area variance to keep chickens on a 1.1 acre lot where 2 acres is the minimum.