**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 24, 2021**

**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**

275 Route 17k, LLC 275 Route 17k, Newburgh

 90-1-2 R1 Zone

VARIANCE: Seeking an Interpretation of the Ordinance and Use Variance to keep the prior built offices in a building located in an R1 Zone.

Douglas and Mary Sanford 402 Frozen Ridge Rd, Newburgh

 6-1-50.3 AR Zone

VARIANCE: Area variances of increasing the degree of non-conformity of one side yard and the combined side yards to keep a 12’ x 20’ rear deck.

Joseph Pellegrino 17 Huff Rd, Newburgh

 20-6-11 AR Zone

VARIANCE: An area variance of the side yard to build a 22’ x 26’ deck with gazebo around a hot tub.

Georgia Brown 1326 Union Ave, Newburgh

 111-1-3.2 R1 Zone

VARIANCE: An area variance of the front yard to install a ground mounted solar array.

**APPLICANT LOCATION**

Jeremy and Dawn Prati 7 Shaker Ct, Wallkill

 2-2-37 RR Zone

VARIANCE: Area variance of the rear yard and side yard to build a 15’ x 31’ rear deck.

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HELD OPEN FROM THE MAY 27, 2021 MEETING

**APPLICANT LOCATION**

Menendez Property LLC 856 River Rd, Newburgh

 9-1-40 R1 Zone

**VARIANCE**: An area variance of the rear yard for all new decks to raise the roof to add a fourth floor, and a use variance to restore and reestablish the use of a non-conforming 3 family dwelling.

Luis Quizhpi Llihuichuzhca 659 Gardnertown Rd, Newburgh

 53-4-14 R1 Zone

**VARIANCE:** An area variance of the front yard to keep a 16’ x 15’ shed.