**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRMAN Office: (845) 566-4901**

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**AGENDA**

**Thursday, July 22, 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**

Kyle Warren 356 Fostertown Rd, Newburgh

17-4-8.11 R2 Zone

VARIANCE: Area variances of the rear and side yard to build a 24’ x 40’ attached garage addition.

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Steven Wais 40 Susan Dr, Newburgh

46-5-24 R1 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of one side yard and the combined side yards to build a 13’ x 45.2’ rear deck.

Steven Dabroski 28 East Rock Cut Rd, Walden

11-1-136 R1 Zone

VARIANCE: An area variance of increasing the degree of non-conformity to add a 20.4’ x 15’ addition on an existing non-conforming dwelling unit.

HELD OPEN FROM THE JUNE 24, 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.