**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Thursday July 27, 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**

Jin Grabek 349 Meadow Ave, Newburgh

66-2-3 IB Zone

VARIANCE: A use variance to keep chickens in a IB Zone.

Joan and Robert Bozeman 13 Bridle Path, Newburgh

58-2-3 R2 Zone

VARIANCE: An area variance of the rear yard setback to keep a 12’ x 26’ rear deck built by the previous owners.

Arthur Mammaza 20 Rockwood Dr, Newburgh

109-1-24 R3 Zone

VARIANCE: An area variance to increase the degree of non-conformity of the side yard to keep an existing non-conforming enclosed room.

Chris Timmons 16 Saratoga Rd, Newburgh

19-5-9 R2 Zone

VARIANCE: An area variance of the rear yard to build a 16’ x 21’ rear deck.

**APPLICANT LOCATION**

Castle USA Corp/July 4Ever 382 Rock Cut Rd, Walden

11-1-60.2 R2 Zone

INTERPRETATION: For an Interpretation of the ZBA Decisions from 11/10/82, 9/25/03 and March of 2004 and an Appeal of Code Compliances Notice of Disapproval dated 6/9/2023.

**HELD OPEN FROM THE JUNE 2023 MEETING**

**APPLICANT LOCATION**

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.