**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Thursday, August 26, 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**

Gas Land Petroleum 5200 Route 9w, Newburgh

43-5-1 B Zone

VARIANCE: of Gas Land Petroleum, Inc. (Planning Board re-referral) for a rehearing from the May 27, 2021 meeting for area variances of relief of the 1000 ft requirement to the nearest motor vehicle station and an existing barn with apartment requiring variances for front yard, side yard, height and maximum yard area.

Farrell Industrial Park Route 300, Newburgh

34-2-45 IB Zone

VARIANCE: (Planning Board Referral) To rehear and continue the application for area variances of height for buildings A and B. Maximum height in the IB District is 40 feet.

Laura Chapman 8 Pacer Dr, Newburgh

56-3-30 R2 Zone

VARIANCE: Area variances of the rear yard and increasing the degree of non-conformity of the front yard to build a 12’ x 12’ rear deck. (Corner Lot)

52 Monarch Development Inc Route 52 & Monarch Dr, Nbrg

103-7-18 & 47-1-46 B Zone

VARIANCE: An Interpretation of the height limitation in the B Zone for senior housing and area variances of the maximum size of the one and two bedroom units and maximum building height.

(Planning Board Referral)

Mughen Nakamura 575 River Rd, Newburgh

20-2-24 R1 Zone

VARIANCE: An area variance to install a 4’ x 12’ shed in the front yard.

HELD OPEN FROM THE JULY 22, 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.