**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**](mailto:zoningboard@townofnewburgh.org)

**AGENDA**

**Thursday, September 23, 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**

Michael Holeness 3 Lenape Rd, Newburgh

54-1-17 R2 Zone

VARIANCE: An area variance to keep a 21’ above ground pool less than 10’ away from the property line. (Actual 7’)

G. Williams Group, LLC 1431 Route 300, Newburgh

60-3-29.11 IB Zone

VARIANCE: (Planning Board referral) for area variances of one side yard and the combined side yards to build a new loading dock on the rear of the building to accommodate Home Goods.

Jand Realty 2 Stillwater Ln. Newburgh

19-1-20 R2 Zone

VARIANCE: An area variance of the front yard to construct a new single family residence on an existing foundation.

Thomas Murphy 13 Flamingo Dr, Newburgh

90-5-12 R1 Zone

VARIANCE: An area variance of the front yard to build a 24’ x 24’ x 15’ accessory building.

Held open from the August 26, 2021 Meeting

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.

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.