**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 October 27, 2022**

**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**

Gregory Flotard 4 Gunsch Estates Dr, Newburgh

14-1-21.42 RR Zone

VARIANCE: An area variance of maximum building height to build a 24’ x 24’ x 21’ accessory structure.

Joy Pittman 5 Palomino Dr, Newburgh

58-1-13 R2 Zone

VARIANCE: An area variance of the rear yard to build a new 16’ x 18’ rear deck.

John & Yvonne DeMarco Anchor Dr, Newburgh

121-1-17 R1 Zone

VARIANCE: An area variance of lot building coverage to build a new single-family residence.

Joseph Colandrea 5 Cronomer Heights Dr, Newburgh

75-1-1.331 R1 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the rear yard to keep and rebuild a 20.11’ x 30.3’ rear deck.

**APPLICANT LOCATION**

American Sign Inc 88 N Plank Rd, Newburgh

77-2-2.1 B Zone

VARIANCE: An area variance of the setback to install a 9’ x 9’ sign onto an existing non-conforming free-standing sign.

LLC Construction Inc 3 Noah Pl, Newburgh

86-1-95.13 R1 Zone

VARIANCE: An area variance of height of an accessory structure to build a 24’ x 36’ x 17.8’ (2) car garage.

**HELD OPEN FROM SEPTEMBER 22, 2022 MEETING**

**APPLICANT LOCATION**

SAM Newburgh LLC 1420 Route 300, Newburgh

60-3-22.222 IB Zone

VARIANCE: (Planning Board Referral) for area variances of lot coverage, height and fencing (the applicant proposes no fencing where its required) to change the use of the existing Showtime Cinemas to a Self-Storage use.

Steven Moreau 54 Old S Plank Rd, Newburgh

52-1-13 R1 Zone

VARIANCE: Area variances of (a) the front yard to keep a prior built gazebo and (b) for increasing the degree of non-conformity of the lot area, lot depth, front yard and rear yard to keep a prior built 6’ x 10’ addition that was originally an open porch.

2102 Partners LLC 2102 Route 300, Wallkill

3-1-21.31 AR Zone

An Interpretation of The Town of Newburgh Municipal Code Section 185-54-A-1 -Is this proposed use permitted under the previously approved Use Variance from 1982 and Interpretation from 2018. Applicant seeks a Change of Occupancy from WCC Tank to Black Rock Excavating.