**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Thursday August 24, 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**

Ann Haight 13 Princess Ln, Newburgh

102-7-3 R2 Zone

VARIANCE: An area variance of the front yard setback to keep a 12’ x 14’ front deck.

James Turner 355 Lakeside Rd, Newburgh

33-1-22 R1 Zone

VARIANCE: Area variance to increase the degree of non-conformity of the rear, side and combined side yards to remove an existing non-conforming dwelling and replace it with a 2 story dwelling, a 2 story rear covered deck and enclosed front walkway.

Tom & Monica Mulholland 108 Heather Circle, Newburgh

115-1-12 R1 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the one side and combined side yards to build a 12’ x 16’ rear deck.

Jennifer Gnecco 15 O’Dell Circle, Newburgh

51-2-1.1 R1 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the front yard set back to build a 10’ x 28’ covered front porch and raise the roof on an existing non-conforming structure.

**APPLICANT LOCATION**

TH Developments 669 Gardnertown Rd, Newburgh

53-4-12 R1 Zone

VARIANCE: for area variances of the one side yard and combined side yards to keep a 12’ x 16’ prior built rear deck.

**HELD OPEN FROM THE JULY 2023 MEETING**

**APPLICANT LOCATION**

Jin Grabek 349 Meadow Ave, Newburgh

66-2-3 IB Zone

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

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.