**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**

**AGENDA**

**Thursday October 26, 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**

Sunoco 5004 Route 9w, Newburgh

 84-2-2 B Zone

 300 Route 32, Newburgh

 17-1-65.1 B Zone

 69 N Plank Rd, Newburgh

 77-1-2 B Zone

VARIANCES: Area variances to change the signage on the canopy, free-standing sign and service island pumps at each location.

Steven Moreau 50 Old S Plank Rd,Newburgh

 52-1-12 R1 Zone

VARIANCES: Area variances of lot area, lot width, lot depth, front yard, rear yard, one side yard, combined side yards, building surface coverage and lot surface coverage to construct a single-family residence on a non-conforming lot.

**APPLICANT LOCATION**

Edward & Debra Hall 70 Holmes Rd, Newburgh

 20-4-6 AR Zone

VARIANCES: Area variances of height and maximum square footage to build a 28’ x 32’ x 22’ accessory building.

**HELD OPEN FROM THE SEPTEMBER 2023 MEETING**

**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.

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 Barksdale 1938 Route 300, Newburgh

 12-1-15 AR Zone

VARIANCE: An area variance to keep chickens on less than 2 acres.

­­­­­­­­­­­­­­­­­­

Newburgh Chicken, LLC 197 S Plank Rd, Newburgh

 60-3-6.1 B Zone

SPECIAL PERMIT: (Planning Board referral for a Special Permit) for the ZBA’s consideration of variances required for the redevelopment of the existing Dairy Queen site.

­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­­