**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 28, 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**

Joseph Finnegan 1212 Union Ave, Newburgh

 38-2-14 R3 Zone

VARIANCE: An area variance to keep a 12’ x 20 shed 2.5’ away from the property line where 5’ is required.

Michal Poidomani 47 Hickory Hill Rd. Newburgh

 47-1-64.11 R1 Zone

VARIANCE: An area variance of the front yard to keep a 12” x 20’ accessory building.

Michael Calaluca 1231 Route 300, Newburgh

(Jiffy Lube) 96-1-3 IB Zone

VARIANCE: (Planning Board Referral) for area variances of lot area, front yard and two side yards to construct a Jiffy Lube Multi-Care Service Facility. The applicant also seeks area variances for the maximum allowed signage for directional signs and building signage totaling 150 sq. ft.

**APPLICANT LOCATION**

Scannell Properties LLC 124 Route 17k, Newburgh

(Newburgh Commerce Center 95-1-58 IB Zone

VARIANCE: (Planning Board Referral) for an area variance to construct a warehouse 381’ away from State Route 17K where 500’ is required.

Nick Citera (CPK Union) 1217 Route 300, Newburgh

(TMobile) 96-1-11.1 B Zone

VARIANCE: For area variances to keep a roof mounted sign and third free standing sign on the property. Code allows up to two free standing signs on the property, shall not hang over any property lines and shall not be located any less than 15’ from any side or front property line, or a distance to the height of said sign, whichever is greater.

Keith Heigel 165 Lattintown Rd., Newburgh

(Candlestick MHC, LLC) 7-1-38.12 AR Zone

 Lots 21, 28, 34 & 63

VARIANCES: For the following area variances on 4 lots: Lot #28 & Lot #21 no mobile home shall be less than 40 from any other mobile home and all mobile homes shall be set back at least 15 ft from any side or rear lot line, Lot #34 no mobile home shall be less than 40 ft from any other mobile home and Lot #63 all mobile homes shall be set back at least 25 ft from the edge of the pavement providing access to the mobile home plot and shall be set back 15 ft from any side or rear lot line.

Sanil Shah 427 S Plank Rd., Newburgh

(Orange Lake Motel) 47-1-39.2 B Zone

VARIANCE: (Planning Board Referral) For an area variance of the rear yard to add a vehicle rental business at the existing motel.

ADS Properties LLC 1295 Route 300, Newburgh

 95-1-14.1 IB Zone

VARIANCE: (Planning Board Re-referral) For an alteration to the site plan that differs from what was previously submitted to the board. (Amount of variances have not increased)