**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Tuesday November 21, 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**

John Lytle 115 Valley View Dr, Newburgh

15-2-7 R1 Zone

VARIANCE: Area variances of lot area, lot width and the minimum side and combined side yards to build a new single-family dwelling unit on the property.

Ryan Rocket 397 Candlestick Hill Rd, Newburgh

6-1-59 AR Zone

VARIANCE: (Planning Board Referral) for area variances for a proposed two lot subdivision -lot area, minimum side yard and combined side yard setbacks and lot width for the existing Proposed Lot #1 that has two existing non-conforming residences.

**HELD OPEN FROM THE OCTOBER 26, 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.

**Postponed to the December 28, 2023 Meeting**

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.

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.