**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Thursday February 22, 2024**

**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**

1400 Route 300 LLC 1400 Route 300, Newburgh

60-3-43 IB Zone

VARIANCE: An area variance of maximum height of an existing non-conforming free-standing sign.

Deborah Hanlon & 5 Wellington Ct, Wallkill

Greg Kopf 4-2-50.52 RR Zone

VARIANCE: an area variance of the rear yard setback to build a pool deck.

James Purpura 32 N Fostertown Dr, Newburgh

17-2-59 R2 Zone

VARIANCE: For area variances of maximum square footage and an accessory structure in the front yard to install an 18’ x 26’ carport.

Ilene & Terrence 4 Virginia Cir. Newburgh

Osbourne 105-7-14 R3 Zone

VARIANCE: An area variance of the minimum front yard setback to build a 4’-8” x 6’ covered front porch.

**APPLICANT LOCATION**

5450 Route 9W LLC 5430 & 5450 Rte 9w Newburgh

9-1-53.1 & 13 B Zone

VARIANCE: (Planning Board Referral) for area variances of the rear yard, setback of the canopy to a state highway, minimum off street parking and the buffer between a B and R3 Zone.

RAM Hotels Inc. Unity Pl/Auto Park Pl, Newburgh

97-2-37 IB Zone

VARIANCE: For area variances of maximum building height and frontage on a State highway to construct a 5 story 112 room hotel. This application was previously approved by the ZBA on October 27, 2016.

**HELD OPEN FROM THE JANUARY 25, 2024 MEETING**

Rieger Homes Inc 2 Mariners Ct, Newburgh

121-1-1 R1 Zone

VARIANCE: An area variance of maximum building height to construct a new single-family residence on the property.

Primax Properties, LLC 242 S Plank Rd, Newburgh

60-2-65 B & IB Zone

VARIANCE: (Planning Board Referral) for area variances of the rear yard setback and minimum required off street parking spaces for the proposed Dollar General project.

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.

**BOARD BUSINESS**

* REAPPOINTMENTS 5 YEAR TERMS

-JAMES EBERHART -EXPIRES 12/2027 (BEHIND 1 YEAR)

-GREG HERMANCE -EXPIRES 12/2028