**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 March 28, 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**

Vincent Delgatto 133 Coach Ln, Newburgh

 58-6-30 R2 Zone

VARIANCE: An area variance of (A) increasing the degree of non-conformity of the rear yard to build a 10’ x 5’ rear deck (permit application is from 2016) and (B) area variances of the minimum front yard setback and increasing the degree of non-conformity of the rear yard to build an 18’ x 24’ addition.

Anna Piotrowski, MD 175 N Plank Rd, Newburgh

 39-1-57 B Zone

VARIANCE: An area variance of the front yard to a State Road to rebuild an existing non- conforming single-family dwelling unit with a new second story addition.

Newburgh South Congregation 33 Old Little Britain Rd, Newburgh

of Jehovah’s Witnesses 97-3-13 R3/O Zone

VARIANCE: a use variance to install two 19. 25 sq ft illuminated monument signs and four 2.7 sqft wall mounted signs.

**APPLICANT LOCATION**

Steven Moreau 50 Old S Plank Rd, Newburgh

 52-1-12 & 13 R1 Zone

VARIANCE: (Planning Board Referral) for area variances of lot area, front yard, rear yard, side yard and minimum lot depth for lot #13 and minimum lot area, front yard, rear yard, side yard, combined side yards, minimum lot width, lot depth and maximum building coverage and lot surface coverage for lot #12 to construct a single-family residence on a non-conforming lot. Initial appearance for this application was October 26, 2023.

Thai Jason 12 Berry Lane, Newburgh

 35-3-20 R1 Zone

VARIANCE: (Planning Board Referral) for area variances of lot area, front yard, lot width and the minimum habitable floor area to convert an existing structure to a two-family residence.

Re Equity NY LLC 346 Meadow Ave, Newburgh

 66-1-1 IB Zone

VARIANCE: An area variance of increasing the degree of non-conformity to raise the roof on an existing non-conforming single-family structure.

Newburgh Chicken 197 S Plank Rd, Newburgh

 60-3-6.1 B Zone

VARIANCE: (This is a rereferral from the Planning Board) for changes to previously approved dimensional regulations/bulk requirements for the minimum front yard setback on both Route 300 and Route 52, the rear yard setback, the side setback, and maximum lot surface coverage, established in connection with the special permit that was granted for the project; and to previously approved variances for the entrance to the Property on Route 52, the minimum required setback from the physical center line on Route 300, and the minimum required front yard setback from Route 300. minimum front yard setbacks on both Route 300 and Route 52 the rear yard, side yard and lot surface coverage. The applicant is also requesting area variances for the required setback of a building in order to permit a free-standing sign, and square footage of building signs. Initial appearance to the ZBA for this application was September 28, 2023.

**HELD OPEN FROM THE FEBRUARY 22, 2024 MEETING**

**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.

**OTHER BOARD BUSINESS**

James Purpura 32 N Fostertown Dr, Newburgh

 17-2-59 R2 Zone

Crosscut Construction 70 Frozen Ridge Rd

Letter to request a 6-month extension for a previously approved variance.