**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 April 27, 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**

Charles Pullium 122 Holmes Rd, Newburgh

 6-3-15 AR Zone

VARIANCE: For an area variance to install a 14’ x 16’ accessory building in the front yard (Barbara Dr). (2 front yards).

Dov & Natasha Terroade 7 Smith Ave, Walden

 32-7-4 R1 Zone

VARIANCE: For an area variance of increasing the degree of non-conformity of the front and side yards to convert an existing enclosed porch into habitable space.

Richard Bartley 11 S Dix Ave, Newburgh

 72-9-18 R3 Zone

VARIANCE: For area variances of the rear yard setback and increasing the degree of non-conformity of the side yard to build a 8’ x 16’ rear deck.

Mighty Built Construction Company Inc. 42 Old Little Britain Rd, Nwbrg

For Lauren Marciul 101-6-22 R2 Zone

VARIANCE: for Lauren Marciul for an area variance of increasing the degree of non-conformity of the side yard to raise the rear half of the existing non-conforming roof.

**APPLICANT LOCATION**

Joshua Soule 5 Pony Terrace, Newburgh

 58-5-17 R2 Zone

VARIANCE: for area variances of the front yard, rear yard and side yard setbacks to build a 26’-8” x 30’ addition with a 4’ x 10’ front deck and 6’ x 6’ rear deck.

**HELD OPEN FROM THE MARCH 23, 2023 MEETING**

**APPLICANT LOCATION**

Juan Pena 179 S Plank Rd, Newburgh

(American Granite) 60-3-14.2 B Zone

VARIANCE: (Planning Board Referral) For area variances of the rear and side yard for the outdoor storage of granite within a fenced area of the site.

**OTHER BOARD BUSINESS**

SAM Newburgh LLC

1420 Route 300, Newburgh

Request for a 6-month extension for the Planning Board referral. Variances were granted at the October 27, 2022 Meeting.