**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**DARRIN SCALZO, CHAIRMAN**

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**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

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**AGENDA**

**Thursday October 24, 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**

Jose Otavalo Contreras 3 Becks Ln, Newburgh

34-3-10.2 B Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the front and side yards to build a second story addition.

Michael & Stephanie Way 8 Chads Ford Ln, Newburgh

19-4-15 R2 Zone

VARIANCE: An area variance of the minimum rear yard setback to construct a 14’ x 24’ pool deck.

Kurt E Johnson 40 Old South Plank Rd, Newburgh

52-1-7 R1 Zone

Interpretation of the Ordinance – the Code Compliance Dept issued a Notice of Violation for building a Dock without a permit.

**APPLICANT LOCATION**

Lite Brite Signs 226 Route 17k, Newburgh

89-1-65 IB Zone

VARIANCE: (Planning Board Referral) for area variances of square footage for the proposed total building mounted signs and the setback of a free-standing sign for Sunbelt Rentals.

Capital Property Buyer LLC 102 Fern Ave, Newburgh

67-8-2 R3 Zone

VARIANCE: For area variances of (a) the minimum front yard setback to keep a multi-level deck built without permits and (b) and the combined side yards to build a 10’ x 20’ rear deck.

Christopher Lloray 111 N Dix Ave, Newburgh

71-8-4 R3 Zone

VARIANCE: An area variance of maximum square footage of accessory structures to build a 24’ x 24’ addition onto an existing 14’ x 24’ accessory building.

Richard Cavallero 11 Copper Rock Rd, Walden

125-1-42 R1 Zone

VARIANCE: For area variances of maximum building height, square footage and storage of vehicles to build a 36’ x 40’ x 25’ detached accessory building.

**HELD OPEN FROM THE SEPTEMBER 26, 2024 MEETING**

**APPLICANT LOCATION**

APJ Enterprises of Lakeside Rd, Newburgh

Newburgh, LLC 11-1-74.1 R1 Zone

VARIANCE: For a use variance to keep an 80’ x 40’ x 20’ storage building on a vacant parcel.

Spark Car Wash 1227-1229 Route 300, Newburgh

96-1-4 & 5 IB Zone

VARIANCE: (Planning Board Referral) for area variances of the rear yard setback and the driveway setback to the property line. The project proposes a 4,294 sf Car Wash with a kiosk and canopy in the front yard that may require variances.

Prime and Tuvel 2 Lakeside Rd, Newburgh

86-1-39.3 IB Zone

VARIANCE: (Planning Board Referral) for area variances of a gasoline station located within 1,000 ft of an existing gasoline station, a front yard landscaping buffer of 23.1 ft where 45 ft is required, maximum allowed free standing signs ( 2 is proposed 1 is permitted) and maximum allowed building signage (150 sf is proposed 75 sf is the maximum allowed).