**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Tuesday November 23, 2021**

**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**

Pilot Travel Centers, LLC 239 Route 17K, Newburgh

89-1-38.22 B Zone

VARIANCE: Area variances of the setback of a pylon sign built without a permit and to add extra building wall signage, a new menu board, fuel island canopy lettering and 4 directional signs.

Mossgarden Properties, LLC 12 Hinchcliffe Dr, Newburgh

18-1-4.2 R2 Zone

VARIANCE: Area variances of lot size and lot width to construct a single family dwelling.

Gas Land Petroleum Inc. 42 S Plank Rd, Newburgh

71-2-11 B Zone

VARIANCE: (Planning Board Referral) for area variances of the front yard to NYS Route 52, the setback to the intersection, parking in both front yards, minimum front yard setbacks for the canopy on Route 52 and Fifth Ave and confirmation the underground fuel tanks meet the 15’ setback from the property line.

**HELD OPEN FROM THE OCTOBER 28, 2021 MEETING**

**APPLICANT LOCATION**

Scannell Properties LLC 124 Route 17k, Newburgh

(Newburgh Commerce Center 95-1-58 IB Zone

VARIANCE: (Planning Board Referral) for an area variance to construct a warehouse 381’ away from State Route 17K where 500’ is required.