**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**

**Tuesday November 26, 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**

Prestige Homes Charles St/Elmhurst Ave/Gardnertown Rd

(Louis Lema) Newburgh, 53-2-10 & 11 R1 Zone

VARIANCE: (Planning Board Referral) for a proposed lot lien change located on the corner of Charles St and Elmhurst Ave. Both lots (10 & 11) require area variances for minimum lot area and lot 11 requires an area variance of the minimum lot width.

Sara Gould 7 Eastview Rd, Newburgh

70-2-4 R3 Zone

VARIANCE: an area variance of increasing the degree of non-conformity of the front yard to keep an existing non-conforming front porch.

Crosscut Construction 70 Frozen Ridge Rd, Newburgh

21-1-1 R2 Zone

VARIANCE: for area variances of increasing the degree of non-conformity of the front, one side and combined side yards to rebuild an existing non-conforming single-family residence. This application was previously approved at the March 2022 meeting.

**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.

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).

**REQUEST FOR AN ADJOURNMENT TO THE JANUARY 2025 MEETING**