**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**DARRIN SCALZO, CHAIRMAN**

**SIOBHAN JABLESNIK, SECRETARY Office: 845-566-4901**

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

**Email:** [**zoningboard@townofnewburgh.org**](mailto:zoningboard@townofnewburgh.org)

**AGENDA**

**Tuesday December 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**

James Polinsky (Signs Ink) 40 Route 17k, Newburgh

for 40 Rte 17k LLC 99-4-23.22 IB Zone

VARIANCE: For area variances of the setback and maximum allowed free standing signs to alter the existing non-conforming sign with a larger sign.

CBD 420 LLC 142 Route 17k, Newburgh

95-1-63.1 IB Zone

VARIANCE: (Planning Board Referral) for area variances of one side yard, combined side yards, the front yard landscaping and parking lot setback, parking spaces, cargo containers and the setback of an existing free-standing sign to change the use of an existing building to a retail cannabis dispensary.

Empire Solar Solutions 5 Jessica Ct, Newburgh

for Sean Dabroski 7-1-60.3 AR Zone

VARIANCE: An area variance of the minimum front yard setback to install a ground mounted solar array.

**APPLICANT LOCATION**

Stephen & Susan D’Auria 326 Balmville Ln, Newburgh

27-8-20 R2 Zone

VARIANCE: An area variance of the minimum rear yard setback to build a 13’ x 40’ rear deck.

Habitat for Humanity Gail Place, Newburgh

Of Greater Newburgh 105-12-1 R3 Zone

VARIANCE: An area variance of the minimum front yard setback to construct a new single-family dwelling.

**OTHER BOARD BUSINESS**

E & C Property Holdings (Camp Integrity) 576 Rock Cut Rd, Walden

11-1-61 R1 Zone

Request for an extension to variances granted at the December 2023 meeting.