**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**

**Thursday February 27, 2025**

**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**

Gardner Ridge Associates LLC Gardnertown Rd, Newburgh

75-1-4.12 R3 Zone

VARIANCE: (Planning Board Referral) for an area variance to build a bus stop gazebo located in a front yard.

Elaine Geraci Living Trust 272 Frozen Ridge Rd, Marlboro

6-1-86.2 AR Zone

VARIANCE: (Planning Board Referral) for area variances of the front yard and side yard setbacks of an existing non-conforming single-family residence on Lot 1 for a proposed 4 lot subdivision. Proposed lot 2 has an existing barn structure that will require an area variance of maximum height if it remains.

Cerone Enterprises Smith Ave, Walden

31-3-1.2 R1 Zone

VARIANCE: For area variances of the minimum lot area, minimum lot depth and minimum side yard setback to build a new single-family dwelling on the lot.

**APPLICANT LOCATION**

Joseph Accettura 1463 Route 300, Newburgh

62-1-8 B Zone

VARIANCE: Area variances of the minimum front yard setback to a state road, a structure placed within 80’ of the center line on Union Ave Ext, lot surface coverage and increasing the degree of non-conformity of the rear yard to build a 16’ x 28’ (2) story garage and bedroom addition.

John J Lease III North Plank Rd, Newburgh

42-2-2.222 R3 Zone

VARIANCE: Requesting a use variance for a 7200sf proposed mixed use building located in the R-3 zoning district.

Joe’s Kwik Marts LLC 1215 Route 300, Newburgh

95-1-38.2 IB Zone

VARIANCE: An area variance of the existing setback of a free-standing sign to the property line to change the panels and reface the existing non-conforming sign from Speedway to Exxon.

Michael O’Donnell 38 Snider Ave, Walden

31-5-6 R1 Zone

VARIANCE: Area variances of maximum allowed yard coverage, building surface coverage and lot surface coverage to install a 10’ x 20’ accessory building.

Barbara Watt Gardnertown Rd, Newburgh

51-9-7 R1 Zone

VARIANCE: Area variances of the minimum lot area, lot width and lot depth to construct a new single-family residence on the lot.

Thomas Watt Gardnertown Rd, Newburgh

51-9-8 R1 Zone

VARIANCE: Area variances of the minimum lot are and lot depth to construct a new single-family residence on the lot.

**APPLICANT LOCATION**

Prime and Tuvel 2 Lakeside Rd, Newburgh

86-1-39.3 IB Zone

**APPLICANT REQUEST A RE-VOTE FOR THE FOLLOWING**

VARIANCE: (Planning Board Referral) for an area variance of the construction of a new gasoline station to be located within 1,000 ft of an existing gasoline station.