**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**

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**AGENDA**

**Thursday March 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**

William Lynn & 48 O’Dell Circle, Newburgh

Lori Frank 51-1-24 R1 Zone

VARIANCE: For area variances of the minimum front yard setback, lot building coverage, lot surface coverage and increasing the degree of non-conformity of one side yard and the combined side yards to build a 21.5 x 26’ attached garage.

REQUEST FOR AN ADJOURNMENT TO THE 4/24/25 MEETING

Ross and Donna Hubert 29 Wildwood Dr, Rock Tavern

126-1-15 R3 Zone/Cluster

Interpretation: Application of Ross and Donna Hubert for an Interpretation of the Ordinance. Applicant is looking to install a 16’ x 32’ inground pool in a cluster development.

**HELD OPEN FROM THE FEBRUARY 27, 2025 MEETING**

**APPLICANT LOCATION**

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.

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

42-1-2.222 R3 Zone

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