**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 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.

Peter C Martinez 23 Pommel Dr, Newburgh

57-3-25 R2 Zone

VARIANCE: Area variances of (A) maximum square footage and an accessory structure in the front yard to keep an 8’ x 10’ accessory structure and (B) maximum square footage to build a 22’ x 25’ garage.

Manheim Remarketing Inc. 2000 Dealer Dr, Newburgh

89-1-83 IB Zone

VARIANCE: (Planning Board Referral) for an area variance to exclude any interior landscaping within the parking areas for a proposed expansion of the existing motor vehicle storage area of the Manheim Auto Auction Facility.

**APPLICANT LOCATION**

Ronald Wilson 26 Greenwood Dr, Newburgh

43-3-58 R1 Zone

VARIANCE: an area variance to build a 20’ x 24’ x 8’ accessory building in the front yard.

Nick DiLemme 12 Deer Run Rd, Newburgh

14-3-22.11 R1 Zone

VARIANCE: Area variances of maximum height, maximum square footage and maximum storage of vehicles to build a 42’ x 48’ x 30.75’ accessory building on the property.

Happy Tree Dispensary 99 Route 17k, Newburgh

95-1-33 IB Zone

VARIANCE: (Planning Board Referral) for a use variance of a 1,000 ft separation requirement, the project encroaches on the former Pier 1 building which has been approved by the Planning Board as the Kush Factory Retail Cannabis Dispensary. If the use variance is granted then area variances of the existing lot area, front yard, both side yards, lot surface coverage and landscaping in the front yard will be required for a proposed change of use and special use permit of a cannabis dispensary.

Antonio Vinciguerra 18 Winding Ln, Newburgh

80-2-12 R1 Zone

VARIANCE: Area variances of maximum height and lot surface coverage to construct a 24’ x 30’ x 26.5’ accessory building.

James and Alethia Eberhart 10 Virginia Cir, Newburgh

105-7-17 R3 Zone

VARIANCE: An area variance of the minimum front yard setback to build a 10’ x 50.16’ covered front porch.

APPLICATIONS FROM THE MARCH 2025 MEETING

**APPLICANT LOCATION**

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.

Applicant is requesting a re-vote with a full board.

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.

WITHDRAWN