**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 June 26, 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**

Efrain Oyola 425 Quaker St, Wallkill

11-1-19 AR Zone

SPECIAL PERMIT: Home Occupation. Applicant is applying to create a Home Occupancy to be a Federal Licensed Firearms Dealer, Online Sales, Storage and Transactions of Firearms. The applicant was approved for the same application at the September 2020 Meeting.

Rosemarie Wright 21 Willella Pl, Newburgh

73-1-2.1 R3 Zone

INTERPRETATION/VARIANCE: An Interpretation of the Ordinance to keep a 5’ x 8’ front deck on a newly constructed single-family residence. If the board votes area variances are required, the applicant then requests an area variance of the minimum front yard setback to keep the 5’ x 8’ front deck.

**APPLICANT LOCATION**

Jeffrey Guion 490 Lakeside Rd, Newburgh

14-3-11 R1 Zone

VARIANCE: For area variances of (a) accessory structures in the front yard and maximum square footage to build a 24’ x 30’ detached garage, (b) maximum square footage to build an 8’ x 8’ garden shed/greenhouse and (c) maximum square footage and the setback to a property line to keep a 21’ x 22’ accessory building on the property.

Lite Brite Signs 31 N Plank Rd, Newburgh

75-1-13.1 B Zone

VARIANCE: A use variance to allow 3 separate menu boards and a 10’ menu board/canopy on the premises. If a use variance is granted or unnecessary than an area variance to install the signage on the site.

Angie Morales 3 Snider Ave, Walden

32-6-7.2 R1 Zone

VARIANCE: An area variance to install a 15’ x 30’ above ground pool in the front yard. (3 Front Yards).

Isaac Rothermel 1420 Route 300, Newburgh

Budget Newburgh, LLC 60-3-22.222 IB Zone

VARIANCE: Area variances for the proposed signage on the site. Sign D at Route 300 on the site plan requires an area variance of the property line setback. Sign C at Route 52 on the site plan requires area variances of the property line setback, maximum allowed free standing signage and variances to be installed in an easement and on an adjacent lot.

**HELD OPEN FROM THE MAY 22, 2025 MEETING**

**APPLICANT LOCATION**

MBH Development Group 14 Crossroads Ct, Newburgh

95-1-74.2 IB Zone

VARIANCE: (Planning Board Referral) for area variances to install signage higher than the first floor and the location of the free-standing sign being less than 15 feet from the property line.