**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRMAN Office: (845) 566-4901**

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

 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**Thursday September 22, 2022**

**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.**

**HELD OPEN FROM AUGUST 25, 2022 MEETING**

**APPLICANT LOCATION**

River Link Hotels, LLC Route 17k, Newburgh

 95-1-80 & 95-1-49.122 IB Zone

An Interpretation of section 185-27.D(1) for kitchen facilities in Hotel and Motel units.

**NEW APPLICATIONS**

William & Stacey Lynn 272 Lakeside Rd, Newburgh

 51-10-1 R1 Zone

VARIANCE: (Planning Board referral) for area variances of two front yards (Gardnertown Rd and Lakeside Rd) and lot area on the existing non-conforming residential lot for a proposed project that involves a realignment of lot lines and transfer of property to the Fire District for the existing Fire Training Center.

SAM Newburgh LLC 1420 Route 300, Newburgh

 60-3-22.222 IB Zone

VARIANCE: (Planning Board Referral) for area variances of lot coverage, height and fencing (the applicant proposes no fencing where its required) to change the use of the existing Showtime Cinemas to a Self-Storage use.

Steven Moreau 54 Old S Plank Rd, Newburgh

 52-1-13 R1 Zone

VARIANCE: Area variances of (a) the front yard to keep a prior built gazebo and (b) for increasing the degree of non-conformity of the lot area, lot depth, front yard and rear yard to keep a prior built 6’ x 10’ addition that was originally an open porch.

**HELD OPEN FROM AUGUST 25, 2022 MEETING**

**APPLICANT LOCATION**

2102 Partners LLC 2102 Route 300, Wallkill

 3-1-21.31 AR Zone

An Interpretation of The Town of Newburgh Municipal Code Section 185-54-A-1 -Is this proposed use permitted under the previously approved Use Variance from 1982 and Interpretation from 2018. Applicant seeks a Change of Occupancy from WCC Tank to Black Rock Excavating.

**OTHER BOARD BUSINESS**

BGB West Mobile Park

Magdalini Zacharia 8 North Plank Rd

(Curaleaf) 80-5-19

Request for a six-month extension. Variances were granted at the February 24, 2022 meeting.