**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**

**AGENDA**

**Thursday September 26, 2024**

**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**

JJSK Inc. 165 S Plank Rd, Newburgh

 60-3-18 IB Zone

VARIANCE: (Planning Board Referral) for area variances of lot area, lot width, front yard, rear yard, one side yard, the combined side yards and the parking lot landscaping for a proposed change of use to an existing building to convert it to a retail cannabis dispensary. Additionally, the distance to Tarsio Lanes is less than 500’.

Frederick & Jane Neal 515 Washington Ave, Newburgh

 52-12-15.2 R1 Zone

VARIANCE: For area variances of one side yard and the combined side yards to build a 22.78’ x 14.33’ enclosed rear porch.

Tri-Car Properties LLC 600 Stony Brook Ct, Newburgh

 97-1-58 B Zone

VARIANCE: An area variance of the minimum side yard setback to keep a 6’ x 8’ deck with a 34’ long ramp.

**APPLICANT LOCATION**

APJ Enterprises of Lakeside Rd, Newburgh

Newburgh, LLC 11-1-74.1 R1 Zone

VARIANCE: For a use variance to keep an 80’ x 40’ x 20’ storage building on a vacant parcel.

**HELD OPEN FROM THE JULY 2024 MEETING**

**APPLICANT LOCATION**

Dorothy Hall (Trust) 61 Albany Post Rd, Newburgh

 27-2-5 R3 Zone

VARIANCE: An area variance of increasing the degree of non-conformity of the front yard setback to build a 24’ x 28’ side yard addition.

Danielle Ciaffone 2 & 4 Whisper Ln, Newburgh

 47-1-72.1, 72.2 & 72.3 R1 Zone

VARIANCE: (Planning Board Referral) for area variances to convert three existing lots to two lots, both lots will have an existing two-family residence. Area variances for the proposed new lots are: Lot 1 -Lot area, side yard and lot surface coverage. Lot 2 -Lot area, side yard, lot width and both side yards.

Matthew Gallagher 409 Little Britain Rd, Newburgh

 97-1-42 R3 Zone

VARIANCE: Area variances of the front yard, maximum height and maximum square footage to add s 2 story 992 square foot addition onto an existing accessory structure.

**APPLICANT LOCATION**

Spark Car Wash 1227-1229 Route 300, Newburgh

 96-1-4 & 5 IB Zone

VARIANCE: (Planning Board Referral) for area variances of the rear yard setback and the driveway setback to the property line. The project proposes a 4,294 sf Car Wash with a kiosk and canopy in the front yard that may require variances.

Prime and Tuvel 2 Lakeside Rd, Newburgh

 86-1-39.3 IB Zone

VARIANCE: (Planning Board Referral) for area variances of a gasoline station located within 1,000 ft of an existing gasoline station, a front yard landscaping buffer of 23.1 ft where 45 ft is required, maximum allowed free standing signs ( 2 is proposed 1 is permitted) and maximum allowed building signage (150 sf is proposed 75 sf is the maximum allowed).

**OTHER BOARD BUSINESS**

RAM Hotels Auto Park Place, Newburgh

 97-2-37.1

Request for a 6 month extension. Variances were granted at the the February 2024 meeting.