



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: A AMERICAN GRANITE & MARBLE
PROJECT NO.: 23-02
PROJECT LOCATION: 179 SOUTH PLANK ROAD
SECTION 60, BLOCK 3, LOT 14.2
REVIEW DATE: 12 MAY 2023
MEETING DATE: 18 MAY 2023
PROJECT REPRESENTATIVE: ACES SURVEYING, JONATHAN MILLEN, LLS

1. Status of the variance for outdoor storage closer than 10 feet to a side or rear yard should be addressed.
2. Adjoiner's Notices have been sent.
3. County Referral was made on 25 January 2023.
4. Planning Board should discuss whether a Public Hearing will be held for the Amended Site Plan.
5. Project is a Type II Action under SEQRA.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in dark ink, appearing to read 'Patrick J. Hines', written in a cursive style.

Patrick J. Hines
Principal

PJH/kbw

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**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRMAN
ZONING BOARD OF APPEALS**

Office: (845) 566-4901

Fax: (845) 564-7802

Email: zoningboard@townofnewburgh.org

**AGENDA
Thursday March 23, 2023**

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

Constance Powles &
Chris Davis

149 Forest Rd, Walkill
3-1-7 AR Zone

VARIANCE: Area variances of the front yard on a county road, the placement of the structure to the center line of the road and a rear yard setback to keep 2 decks built without permits.

Javon McCoy

25 Stony Run Rd, Newburgh
73-14-6 R3 Zone

Special Permit: To create a Home Occupancy involving the sale of firearms and accessories on the premises.

Juan Pena
(American Granite)

179 S Plank Rd, Newburgh
60-3-14.2 B Zone

VARIANCE: For area variances of the rear and side yard for the outdoor storage of granite within a fenced area of the site.

Adam Shapiro

307 Lakeside Rd, Newburgh
50-1-17 R1 Zone

VARIANCE: Area variances of increasing the degree on non-conformity of an existing non-conforming accessory structure in the front yard to build a 5' x 12' addition.

HELD OPEN FROM THE FEBRUARY 23, 2023 MEETING

APPLICANT

LOCATION

PDH Realty, LLC
(Healey Kia)

114 Route 17k, Newburgh
95-1-53 IB Zone

VARIANCE: Area variance for the setback of a free-standing sign to replace the existing non-conforming free-standing sign on the property.

Joseph Pimentel

830 Route 32, Wallkill
2-3-20 RR Zone

VARIANCE: area variances of the minimum front yard setback, side yard setback, combined side yards and maximum lot building coverage to build a covered front porch, side yard carport and rear addition on a non-conforming dwelling.

275 Route 17k, LLC
(GreenAcre Abstract)

275 Route 17k, Newburgh
90-1-2 R1 Zone

VARIANCE: For area variances of maximum allowed size and height to install a 11'-6" x 13'-3" free standing sign and use variance for illumination, section 185-14-L-1 of the Town of Newburgh Municipal Code states non-illuminated signs only.

Lite Brite Signs
(Conew, LLC)

1425 Route 300, Newburgh
60-3-32.11 IB Zone

VARIANCE: For area variances of maximum square footage to install side and rear wall signs larger than permitted.

Umangi Patel

611 Gidney Ave, Newburgh
76-9-3 R3/O Zone

VARIANCE: For area variances of maximum allowed square footage, maximum allowed height and the setback from the property line to install a free-standing non-illuminated sign.