**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

**\_\_\_\_\_\_**

**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 October 23, 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**

Cesar Lemus 582 Fostertown Rd, Newburgh

17-2-5 RR Zone

VARIANCE: Area variances of the existing non-conforming front yard (48.3’), rear yard (78.8’) side yard (33.2’), lot area and lot surface coverage to enlarge the second story and add a roof to the front porch.

Paul O’Hare 80 Albany Post Rd, Newburgh

25-5-3 B Zone

VARIANCE: An area variance of maximum square footage of accessory structures to keep a 24’ x 25’ accessory building on the premises.

Gary Tagliaferri 45 Windwood Dr, Newburgh

91-5-11 R1 Zone

VARIANCE: An area variance of the minimum front yard setback to build a 10’ x 7’ covered front porch. The applicant is requesting 30.4’ where 50’ is required.

**APPLICANT LOCATION**

Karen Williams & 6 Barbara Ct, Newburgh

David Arrotta 79-1-1 R1 Zone

VARIANCE: An area variance of the maximum height of accessory structures to build a 28’ x 24’ x 21.52’ garage.

**Held open from the September 2025 meeting**

**APPLICANT LOCATION**

Woodhollow Contracting Corp for 5306 Route 9W, Newburgh

First Prestige Properties Inc. 23-2-1 B Zone

VARIANCE: (Planning Board Referral) for a proposed project to install an EV Charging Station. The property has pre-existing non-conformities – rear yard, side yard, front yard on a State Highway and a front yard on McCall Place.

Joseph and Bridget Zappone 35 & 41 Lattintown Rd, Newburgh

9-3-12.1 & 12.2 R3 Zone

VARIANCE: (Planning Board Referral) An area variance for a proposed lot line change. SBL 9-3-12.2 requires an area variance for a covered deck and cabana 0.7’ away from the property line where 5’ is required.