**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**21 HUDSON VALLEY PROFESSIONAL PLAZA**

**NEWBURGH, NEW YORK 12550**

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**DARRIN SCALZO, CHAIRMAN**

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

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**AGENDA**

**Thursday September 25, 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**

Jose Tipan Nuala 5 Roy Pl, Newburgh

77-3-1 R3 Zone

VARIANCE: Area variances of increasing the degree of non-conformity of both front yards on Roy Place and Stanley Place to add a second story and a two-story side addition to the existing dwelling.

James Saffioti 20 Jennifer Rose Way, Wallkill

5-1-14 RR Zone

VARIANCE: Area variances of the minimum front yard setback and maximum lot surface coverage to build a 15’ x 15.75’ front yard addition.

Dana Saintmire (Goldsmith) 8 Oliver Dr, Newburgh

63-4-5 R3 Zone

VARIANCE: Area variances of the minimum rear yard setback to (a) replace the existing rear deck with a 12’ x 8.33’ deck and (b) extend the existing 8’ x 18’ side deck to make a 12’ x 18’ side deck.

**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.

Jamie & Stoddard Hill 149 Mill St, Wallkill

2-1-61.1 & 91 RR Zone

VARIANCE: (**Planning Board Referral) Request for Area Variances (SBL #s 2-1-61.1 & 2-1-91)** The applicant is seeking area variances in connection with a proposed lot line adjustment between parcels 2-1-61.1 and 2-1-91 to reconfigure an existing private driveway. No new structures are proposed as part of this application. The requested variances pertain to existing non-conforming structures on the property. Specifically, a two-story garage is located within the front yard (Pheasant Hollow Lane) and exceeds the 15-foot height limitation. Additionally, an accessory apartment—granted a variance in 2024—is also situated within the front yard, which requires a minimum 60-foot set-back. The Planning Board defers to the Zoning Board of Appeals regarding the front yard setback requirement for the existing single-family residence, which previously received a variance.

**HELD OPEN FROM THE JULY 24, 2025 MEETING**

**APPLICANT LOCATION**

Robert Iacomacci 4 Crestwood Ct, Newburgh

87-2-10 R1 Zone

VARIANCE: Area variances of the minimum side yard, minimum combined side yards, minimum rear yard, maximum building lot and surface coverage and increasing the degree of non-conformity of the front yard to build a 14’-5” x 40’-7.5” side yard garage with a 12’ x 19’-6” rear sunroom.

Lite Brite Signs 31 N Plank Rd, Newburgh

75-1-13.1 B Zone

VARIANCE: An area variance to allow the installation of 2 menu boards (a pre menu board & a 3 panel menu board) and a digital order screen with a 10’ canopy.

**OTHER BOARD BUSINESS**

RAM Hotels Unity Pl, Newburgh

97-2-37.1

Request for a 6-month extension to a variance that was re-issued at the February 2024 meeting. Site Plan was signed in February 2025.