**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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

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

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

**AGENDA**

**THURSDAY, October 24, 2019**

**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.**

**APPLICANTS: LOCATION:**

SDF Capital 8 Taft Ave, Newburgh

 72-9-25 R-3 Zone

**Variance:** Area variances to keep an (a) 7.2 x 9.9 front porch with a 9.8’ front yard setback where 40’ is required, (b) a carport with an existing 33’ rear yard setback where 40 is required and combined side yards 24.6 where 30’ is required and (c) a 10.6’ x 16.2’ rear covered deck with an existing rear yard setback of 33’ where 40’ is required, side yard of 3.6’ where 15’ is required and existing building lot coverage of 1369.8 sf where 900 sf is the maximum allowed.

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

Matthew Maldonado 129 S Plank Rd, Newburgh

 67-1-12 R-3 Zone

**Variance:** An area variance to keep a 8’ x 12’ front deck with a setback of 28’ where 50’ is required.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

James McDonald 4 Rayland Rd, Newburgh

 28-4-2 R-1 Zone

Variance: An area variance to build a 27’ x 37’ detached accessory structure in the front yard for storage of 3 vehicles with an existing 2 car garage on the property and an existing 160 sf of accessory structure making the total 1159 sf where 1000 is the maximum allowed.

**APPLICANTS: LOCATION:**

Moulton Memorial Baptist Church 54 Old Little Britian Rd, Newburgh

 101-6-8.12 R-2 Zone

Variance: A use variance install a 36” x 48” free standing electronic sign in a R-2 Zone.

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

Roseann Farrow 351 Lakeside Rd, Newburgh

 33-1-25 R-1 Zone

Variance: An area variance to keep a 12’ x 20’ rear deck with a proposed 37’ rear yard setback where 40’ is required, 65% surface lot coverage where 20% is the maximum and increasing the degree of non-conformity of the side yard with an existing 2’ where 30’ is required and combined side yards with an existing 13’ where 80’ is required.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Franco & Kathleen Saiano 722 Route 32, Wallkill

 4-2-39.41 RR Zone

Variance: An area variance to install a 12’ x 30’ accessory building with an existing 816 sf where 1000 is the maximum allowed.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Michael & Valerie Starace 38 Crown Blvd., Newburgh

 102-9-7 R-2 Zone

Variance: An area variance to build a 20’ x 20’ enclosed non-heated rear addition with a proposed rear yard setback of 25’ where 40’ is required.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Daniel Darrigo as Trustee of 84 Lakeside Rd, Newburgh

The Frank Darrigo Revocable Trust 86-1-96 R-1 Zone

Variance: A use variance for 185-83 Solar Farms shall be located in an Industrial District (I Zone) to build a solar farm in a Residential-1 District (R-1 Zone)

**Held open from September 26, 2019 meeting.**

**Applicants: Location:**

Maria Chacha 1879 Route 300, Newburgh

 13-2-15 R-1 Zone

VARIANCE: An area variance to enlarge a non-conforming 2 family dwelling with a proposed front yard setback of 57’ where 60’ is required, floor area of 1200 sf where 1500 sf is the minimum and an existing lot area of 41,922 sf where 100,000 sf is the minimum.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Denise Spampinato 2 Deer Run Rd, Wallkill

 14-3-17 R-1 Zone

VARIANCE: An area variance to build a 24’ x 40’ x 15’ (4) car detached accessory structure with an existing 1 car garage attached to the house and a 5’ setback from the main building where 10’ is required and in the front yard.