**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Thursday, February 27, 2020**

**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(S): LOCATION:

Arthur Fowler 6 Snider Ave, Walden

 32-5-18 R1 Zone

VARIANCE: A use variance to install an accessory building on a vacant lot. If a use variance is granted then area variances for height and side yard setbacks.

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Emma Gasparini 125 Mill St, Wallkill

 2-1-64 RR Zone

VARIANCE: A use variance to install a 100 amp landlord meter and panel on a 2 family. Bulk table schedule 1 does not permit 2 family dwelling units in a RR zone, any use not permitted shall be deemed prohibited.

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N & N Union LLC 1221 Route 300, Newburgh

( Smoothie King) 96-1-6.2 IB Zone

VARIANCE: Area variances to install an A) 35.95 sf 10’ x 6’ ground mounted menu board and B) a 21sf wall sign on the side of the building where there is an existing 92.5 sf.

John Colosi 388 Frozen Ridge Rd, Newburgh

 6-1-51.2 AR Zone

VARIANCE: An area variance of maximum height and maximum square footage to build a 1500 sf accessory building.

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Jose Rojas 13 Linda Dr, Newburgh

 25-7-6 R1 Zone

VARIANCE: An area variance of the front yard (2 front yards) to build a 26’ x 12’ rear deck.

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Barbara Thomas 36 Lancer Dr, Newburgh

 57-5-19 R2 Zone

VARIANCE: An area variance of maximum square footage allowed to install a 1008 sf accessory building.

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Parkway Coffee LLC 59 N Plank Rd, Newburgh

(Ready Coffee) 76-4-3 B Zone

VARIANCE: For area variances for minimum front yard, minimum side yard and maximum surface coverage for this project.

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Corinne Smith 14 Francis St, Newburgh

 27-3-12 R3 Zone

VARIANCE: An area variance to increase the degree of non-conformity of the rear yard to construct a pitch roof over the existing flat roof of the master bedroom.

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Held open from the January 23, 2020 Meeting

Daniel Gasperini & Emily Lucas 362 Fostertown Rd, Newburgh

 17-4-7 R-2 Zone

VARIANCE: Area variances of maximum building height, maximum solar height and square footage to install ground mounted solar on an accessory structure in the front yard.