**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**THURSDAY, March 28, 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:**

Brennan Gasparini 1064 Rte 32, Wallkill

 2-2-3 RR Zone

VARIANCE: An area and use variance to reinstate a non-conforming use of a second single family dwelling unit on a single lot. (1) Bulk table schedule 1 permits only 1 dwelling unit per lot, (2) non-conforming buildings shall have 1 year to be restored after damage and (3) the use shall not be reestablished if discontinued for 1 year or more. There is an existing 2.3’ on the side yard where 50’ is required.

Norman Bell 319 Lakeside Rd, Nbrg

 50-1-10 R-1 Zone

VARIANCE: An area variance to increase the degree of non-conformity of the rear yard, side yard and combined yard setbacks, with a minimum of 40’ where there’s an existing 19.1’ in the front yard, a minimum of 30’ where there’s an existing 5’ on the side yard and a minimum of 80’ where there’s an existing 23.1’ for the combined side yards. The habitable floor area proposed is 915 SqFt where 1500 SqFt is required.

**APPLICANTS : LOCATION:**

Richard Allen Monks 4 Novelty Way, Walden

11-1-114.4 AR Zone

VARIANCE: An area variance to build an intermediate deck that connects the house deck to the pool deck with a 12’ side yard setback where 30’ is required.

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DP66, LLC 14 Crossroads Ct, Nbrg

 95-1-74 IB Zone

VARIANCE: An area variance to keep the window graphics that were installed without a permit with an existing 855.7 SqFt where 309.2 SqFt is the maximum allowed.

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**Held open from 2-28-19 Meeting**

**APPLICANTS:** **LOCATION:**

Rhona Chambers 16 O’Dell Circle, Newburgh

 51-5-5 R-1 Zone

VARIANCE: an area variance to rebuild the front porch, add a second story addition, raise the roof line and rebuild the decks and pergolas requires a front yard minimum setback of 50’ where 25.4 is proposed, one side yard minimum setback of 30’ where 1.5’ is proposed, combined side yard of 80’ where 12’ is proposed and a rear yard of 40’ where 0’ is proposed. The maximum building lot coverage is 10% where 45% is proposed and the maximum surface lot coverage 20% where 54% is proposed.

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Hudson Land Design 317 N Plank Rd

Shawn Jackson 35-3-6 & 7 B Zone

VARIANCE: an area variance allowing a front yard setback of 10.1’ where 60’ is required and a side yard setback of 10.1’ where 15’ is required.

**Other Board Business**

**APPLICANT: LOCATION:**

Daniel Darrigo 84 Lakeside Rd, Nbrg

 86-1-96 R-1 Zone

Letter received March 8, 2019 requesting an extension for the variance granted for the solar farm at 84 Lakeside Rd.