**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**THURSDAY, June 27, 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:**

Lewis Sign Company 11 Racquet Rd, Newburgh

 86-1-26.22 IB Zone

VARIANCE: For Racquet Road Office Park Inc. for an area variance to install 34.8 sf of wall signage for Spectrum Services and 21.8 sf of wall signage for Advent Services. This building has an existing 120 sf of signage and the maximum allowed is 70 sf.

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Jessica Guelberg-Dunlop 259 Fostertown Rd, Newburgh

 39-1-23 R-2 Zone

VARIANCE: For an area variance to build a 14’ x 30’ rear open deck with a 17’ proposed rear yard setback where 40’ is required.

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Yvonne Freeman 27 O’Dell Cir, Newburgh

 51-2-16 R-1 Zone

VARIANCE: For an area variance to build a 10’ x 11’ front deck with a 27’ front yard setback where 50’ is required.

Paul & Cheryl Redner 6 Old Mill Rd, Wallkill

 2-1-73 AR Zone

VARIANCE: For an area variance to install a 27’ above ground pool in the front yard.

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Jeffrey Farnell 42 Tenbrouck Ln, Newburgh

 51-5-26 R-1 Zone

VARIANCE: An area variance to convert a covered porch into habitable space and increasing the degree of non-conformity of the rear yard with an existing 1.7’ where 40 is required, one side yard with an existing 2.8’ where 30’ is required and combined side yards with an existing 13.3’ where 80 is required.

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Richard and Toni Roth 160 Oak St, Newburgh

 9-3-28 R-3 Zone

VARIANCE: An area variance to build a 40’ x 60’ x 23.5’ accessory building with a proposed building height of 23.5’ where 15’ is required.

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Held open from the May 23, 2019 Meeting

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.

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GDPBJ, LLC Route 17k & Auto Park Place, Nbrg

 97-2-44, 45 & 46.2 IB-Zone

VARIANCE: an area variance of (A) BJ’s Wholesale club for a front yard setback of 52.02’ where 60’ is required, (B) the Fuel Canopy with a front yard setback of 36.5’ where 60 is required and (C) Landscaping requiring a 45’ landscaped area for frontage within 350’ of an intersection. The applicant also proposes parking and display of vehicles in this area.

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Percy Dixon 3 Percy Path Wallkill

 3-1-103.311 AR Zone

VARIANCE:An area variance to keep a 24’ x 32’ x 14.11’ detached 2 car garage built without a permit with an existing 3 car garage in the dwelling.

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Serapio & Julie Rolo 373 Lakeside Rd Newburgh

 33-1-19 R-1 Zone

VARIANCE:An area variance to enlarge the second floor of a non-conforming dwelling unit and keep the rear deck and side sunroom built without permits with a rear yard setback of 1.6’ where 40’ is required, one side yard setback of 1.3’ where 30’ is required, combined side yard of 11.9’ where 80’ is required and 42% proposed surface lot coverage where 20% is the minimum.