**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**THURSDAY, September 26, 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:**

Yasser Aly 300 Lakeside Rd, Newburgh

 50-1-48 R-1 Zone

VARIANCE: An area variance to construct a detached 700 sf accessory apartment with an existing lot area of 21,390 sf where 40,000 sf is required, existing lot width of 65 LF where 150 LF is required, one side yard setback of 11’ where 30’ is required, combined side yards of 37’ where 80’ is required and existing surface coverage of 23% where 20% is the maximum.

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Gilbert Gonzalez 5 Virginia Cir, Newburgh

 105-7-20 R-3 Zone

VARIANCE: An area variance to keep a 16’ x 14’ rear deck built without a permit with a rear yard setback of 13’ where 40’ is required.

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Maria Chacha 1877 Route 300, Newburgh

 11-1-49 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.

**APPLICANTS: LOCATION:**

KRL Construction for Altin Bengasi37 Wenmar Dr, Newburgh

 73-2-78.1 R-3 Zone

VARIANCE: An area variance to build a new 14’ x 26’ rear deck with a proposed rear yard setback of 32’ where 40’ is required.

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Joyce Crossley 495 Lakeside Rd, Newburgh

 28-1-13.2 R-1 Zone

VARIANCE: An area variance to build a 6’ x 10’ front deck with a proposed setback of 36.3’ where 50’ is required.

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Mughen Nakamura 575 River Rd, Newburgh

 20-2-24 R-1 Zone

VARIANCE: An area variance to build a 8.6’ x 9.6’ covered front deck with a 5’ x 40’ walkway to the side deck with a proposed front yard setback of 39.6’ where 50’ is required.

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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.

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Held open from August 22, 2019 Meeting

Nine16 Enterprises, LLC 24 Route 17K (Newburgh)

(Wyatt Savage) 99-5-6 B Zone

VARIANCE**:** An area variance to increase the degree on non-conformity to enclose the remaining

6’-10” x18’ front porch with an existing 33’ where 60’ is required.

Other Board Business

Brennan Gasparini Discussion