**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**GRACE CARDONE, CHAIRPERSON Office: (845) 566-4901**

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

**Email:** [**zoningboard@townofnewburgh.org**](mailto:zoningboard@townofnewburgh.org)

**AGENDA**

**THURSDAY, AUGUST 27, 2015**

**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:** **LOCATIONS:**

JR & RAY LLC. - 1413 ROUTE 300, NBGH

RHINEBECK REALTY LLC. (MAVIS) (60-3-40.2) I/B ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM ALLOWED AMOUNT OF SIGNAGE FOR CONSTRUCTION OF A TIRE CENTER FACILITY, RETAIL FACILITY AND RESTAURANT ON THE PREMISES.

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FRANK PERUGINO 22 TRAVIS LANE, NBGH

(14-22-9.2) A/R ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO KEEP A PRIOR BUILT ABOVE GROUND POOL (24 FT.).

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ERIN EMMETT STINSON 19 VERMONT DRIVE, NBGH

(105-10-1) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO BUILD A REAR DECK ON THE RESIDENCE (12 X 20).

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**HELD OPEN FROM THE JULY 23RD, 2015 MEETING**

ROBERT & TEASHA VOLZ 489 LAKESIDE ROAD, NBGH

(28-1-13.3) R-1 ZONE

VARIANCE (S):

AREA VARIANCE FOR POOLS SHALL BE LOCATED 10 FEET FROM ANY LOT LINE TO KEEP AN ABOVE GROUND POOL (27 FT) NOT INSTALLED IN APPROVED LOCATION AND AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, THE MAXIMUM HEIGHT OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO BUILD AN ACCESSORY STRUCTURE (40 X 32 X 23’5”) TWO-STORY DETACHED TWO-CAR GARAGE.

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SALLY N. POLHAMUS 65 BALMVILLE ROAD, NBGH

(43-3-34.2) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE LOT AREA, LOT WIDTH, ONE SIDE YARD SETBACK, COMBINED SIDE YARDS SETBACK, MAXIMUM LOT BUILDING COVERAGE AND MAXIMUM LOT SURFACE COVERAGE TO KEEP THE EXISTING DWELLING ON LOT #1 AND AREA VARIANCES FOR THE LOT AREA, LOT WIDTH AND LOT SURFACE COVERAGE AND SECTION 185-43 (E) TENNIS COURT SCREENING AND (F) NO TENNIS COURT SHALL BE LOCATED IN THE FRONT YARD TO KEEP THE PRIOR BUILT TENNIS COURT AND ALSO ACCESSORY STRUCTURES (GAZEBO) MUST BE IN A SIDE OR REAR YARD TO KEEP BOTH THE PRIOR BUILT GAZEBO AND TENNIS COURT AS AN ACCESSORY USE CONTINGENT ON THE BUILDING OF A TWO-STORY SINGLE-FAMILY DWELLING ON LOT #2 OF A PROPOSED TWO-LOT SUBDIVISION BEFORE THE PLANNING BOARD.

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**HELD OPEN FROM THE JUNE 25TH, 2015 MEETING**

JORG UWE FRISCHKNECHT 2 CHEVY STREET, NBGH

(70-3-1) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARDS SETBACKS FOR AN EXISTING HOUSE ON LOT #2 OF A PROPOSED TWO-LOT SUB-DIVISION (PROPOSED LOT #2 WOULD HAVE TWO FRONT YARDS CHEVY STREET AND EAST VIEW ROAD).

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**HELD OPEN FROM THE MAY 28TH, 2015 MEETING**

LEONARDO VILLACHICA 14 KNIGHTS CIRCLE, NBGH

(108-4-13) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM REAR YARD SETBACK AND THE MAXIMUM LOT SURFACE COVERAGE TO KEEP A PRIOR BUILT POOL AND POOL DECK.

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**OTHER BOARD BUSINESS**

JIN KANJANAKIRITUMRONG-GRABEK 349 MEADOW AVENUE, NBGH

(66-2-3) I / B ZONE