**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**JAMES E. MANLEY, JR., CHAIRPERSON Office: (845) 566-4901**

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

 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**THURSDAY, JUNE 23, 2016**

**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:**

KUNAL PATEL 11 COLD SPRING LANE, NBGH

 (117-4-26) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO CONSTRUCT A REAR DECK (16 X 20) ON THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

RHONDA PAUL 7 ALGONQUIN DRIVE, NBGH

 (65-5-5) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE SIDE YARD SETBACK TO CONSTRUCT A REAR ADDITION (16 X 13) ON THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

MELISSA COSTA & JOHN TAYLOR 1 DISANO DRIVE, NBGH

 (34-1-1.2) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED (4) FOUR VEHICLE STORAGE TO CONSTRUCT AN ACCESSORY BUILDING (24 X 50 X 23).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CUMBERLAND FARMS, INC. 270 ROUTE 17K, NBGH

 (86-1-14 & 86-1-15)

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM CANOPY HEIGHT, FRONT YARD SETBACK(S) FOR THE CANOPY ON ROCK CUT ROAD AND ROUTE 17K, ONE SIDE YARD SETBACK FOR THE CANOPY, THE FRONT YARD LANDSCAPE REQUIREMENT, THE SIGNAGE SETBACK REQUIREMENTS IN A FRONT YARD, THE MAXIMUM AMOUNT OF ALLOWED SIGNAGE AND THE REQUIRED NUMBER OF PARKING SPACES FOR A SITE PLAN APPLICATION BEFORE THE PLANNING BOARD TO CONSTRUCT A NEW GAS STATION/CONVENIENCE STORE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

THOMAS & MERRY KUNKEL 69 WESTWOOD DRIVE, NBGH

 LIVING TRUST (91-2-16) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO BUILD A FRONT DECK (10 X 12) ON THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CHRISTINE DALTON 16 SUNNY LANE, WALLKILL

 (107-1-20.1) A/R ZONE

VARIANCE:

AREA VARIANCE FOR NO POOL SHALL BE LOCATED IN A FRONT YARD TO INSTALL AN ABOVE GROUND POOL (21’). (CORNER LOT-TWO FRONT YARDS)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ESTATE JAMES A. FISCHER 2 FLETCHER DRIVE, NBGH

 (JENNIFER FISCHER) (94-1-13.2) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT WIDTH, THE MINIMUM LOT AREA

AND ONE SIDE YARD SETBACK FOR A SITE PLAN APPLICATION BEFORE THE PLANNING BOARD TO ALLOW A PET BOARDING FACILITY TO OPERATE ON A SEPARATE NON-CONFORMING LOT.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

AILIE BARRON, STEPHANIE BARRON, GIANNA 416 ROCK CUT ROAD, WALDEN

 & JOHN FRANCO & NICHOLAS MONACO (28-1-25) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, THE MINIMUM LOT WIDTH AND ONE SIDE YARD SETBACK FOR 416 ROCK CUT ROAD, WALDEN (28-1-25) WITH A PRE-EXISTING SINGLE FAMILY DWELLING FOR AN APPLICATION BEFORE THE PLANNING BOARD FOR A LOT-LINE CHANGE WITH 26 COPPER ROCK ROAD, WALDEN (125-1-13).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ROBERT & DONNA HOAG 150 MOUNTAINVIEW AVENUE, WALLKILL

 (4-1-53.6) R/R ZONE

VARIANCE (S):

AREA VARIANCES FOR ONE SIDE YARD SETBACK, THE COMBINED SIDE YARDS SETBACK AND FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARDS SETBACK TO KEEP A PRIOR BUILT COVERED SIDE DECK (14 X 22) AND A DECK (20 X 20) OFF OF THAT DECK ON THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ANGEL RIOS & KATHLEEN 446 STRAWRIDGE ROAD, WALLKILL

 SILENO-RIOS (3-1-89.2) A/R ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE COMBINED SIDE YARDS SETBACK TO CONSTRUCT A REAR DECK (10 X 10) ON

THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**HELD OPEN FROM THE MAY 26TH, 2016 MEETING**

A. DUIE PYLE, INC. 1000 CORPORATE BLVD, NBGH

 (95-1-69.1) I/B ZONE

VARIANCE (S):

TWO USE VARIANCES FOR 185-7-F - A USE NOT SPECIFICALLY PERMITTED SHALL BE DEEMED TO BE PROHIBITED (1) TO INSTALL AN ELECTRIC FENCE AROUND THE PROPERTY AND (2) TO ERECT POLE MOUNTED SOLAR PANELS FOR THE ELECTRIC FENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**HELD OPEN FROM THE MAY 26TH, 2016 MEETING**

DANIEL & ELISSA DICKINSON STILL HOLLOW ROAD, NBGH

 (6-1-12) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR N. Y. TOWN LAW 280-A - NO PERMIT FOR THE ERECTION

OF ANY BUILDING SHALL BE ISSUED UNLESS A STREET OR HIGHWAY GIVING ACCESS TO SUCH PROPOSED STRUCTURE HAS BEEN DULY PLACED ON THE OFFICIAL MAP OR PLANS.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**HELD OPEN FROM THE JANUARY 28TH, 2016 MEETING**

DON & TAMMY MURPHY 299 LAKESIDE ROAD, NBGH

 (50-1-22) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED HEIGHT, THE MAXIMUM LOT BUILDING COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO ADD ON TO THE SECOND FLOOR, EXPAND THE EXISTING FIRST FLOOR AND ADD FRONT AND REAR COVERED PORCHES ON THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_