**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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

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

**AGENDA**

**THURSDAY, MARCH 22, 2018**

**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:**

SHERI DRIVANOS/ 233 QUAKER STREET, WALLKILL

 CHARLEEN McCARTHY (2-1-15) A/R ZONE

VARIANCE:

USE VARIANCE FOR THE MAXIMUM OF ONE DWELLING UNIT PER LOT TO KEEP

A SECOND DWELLING UNIT BUILT WITHOUT A PERMIT ON THE PREMISES.

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DANIEL & ELISSA DICKINSON SBL 6-1-12 (IN VICINITY OF NORTH FOSTERTOWN, REVERE ROAD, TARPEN WAY & STILLHOLLOW ROAD) A/R ZONE

VARIANCE:

AREA VARIANCE FROM THE REQUIREMENTS OF NEW YORK STATE TOWN LAW 280 - a - (1) ALLOWING A SINGLE FAMILY HOME TO BE CONSTRUCTED ON PROPERTY WHERE NO STREET OR HIGHWAY GIVING ACCESS TO THE PROPERTY HAS BEEN DULY PLACED ON THE OFFICIAL MAP OR PLANS AND WHERE SUCH ACCESS IS NOT ON AN EXISTING STATE, COUNTY OR TOWN HIGHWAY AND IS NOT A STREET SHOWN UPON A PLAT APPROVED BY THE PLANNING BOARD NOR IS IT A STREET ON A PLAT DULY FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK PRIOR TO THE APPOINTMENT OF SUCH PLANNING BOARD AND (2) ROAD MUST BE SUITABLY IMPROVED TO THE SATISFACTION OF TOWN ROAD SPECIFICATIONS TO HAVE A BUILDING PERMIT ISSUED.

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**APPLICANTS:** **LOCATIONS:**

H. NICHOLAS CORIS/ 12 JACKS POND ROAD, NBGH

 AMANDA GARGANO CORIS (43-1-25.22) R-2 ZONE

VARIANCE (S):

AREA VARIANCES FOR ONE SIDE YARD SETBACK, THE COMBINED SIDE YARDS SETBACK AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK TO BUILD A SIDE ADDITION (15 X 56) ON THE RESIDENCE.

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MARGUERITE A. LEASE LAKESIDE ROAD, NBGH

 (33-1-20.21) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT SIZE, THE MINIMUM LOT WIDTH AND THE MINIMUM COMBINED SIDE YARDS SETBACK TO BUILD A NEW SINGLE FAMILY DWELLING; AND AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS AND NO SUCH BUILDINGS SHALL PROJECT CLOSER TO THE FRONTING STREET THAN THE MAIN DWELLING TO KEEP THREE ACCESSORY STRUCTURES BUILT WITHOUT PERMITS; (A) 20.2 X 10.1; (B) 24.1 X 23.3 AND (C) 16.2 X 12.3 ON THE PREMISES.

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**HELD OPEN FROM JANUARY 25, 2018 MEETING**

WILLIAM MIELE 6 TARA LANE, WALLKILL

 (2-2-16.2) R/R ZONE

VARIANCE (S):

(A) AREA VARIANCE FOR ACCESSORY BUILDINGS SHALL BE TEN FEET FROM THE MAIN DWELLING TO KEEP A DETACHED CARPORT (18 X 20) BUILT WITHOUT A PERMIT AND (B) AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS, THE MAXIMUM HEIGHT, THE MAXIMUM ALLOWED YARD COVERAGE AREA AND THE MAXIMUM STORAGE OF FOUR (4) VEHICLES TO BUILD AN ACCESSORY BUILDING (24 X 50 X 16’9” POLE BARN).

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FRANK DARRIGO REVOCABLE TRUST 84 LAKESIDE ROAD, NBGH

 (86-1-96) R-1 ZONE

VARIANCE:

USE VARIANCE FOR 185-83 SOLAR FARMS SHALL BE LOCATED IN AN INDUSTRIAL DISTRICT (I ZONE) TO BUILD A SOLAR FARM IN A RESIDENTIAL-1 DISTRICT

(R-1 ZONE).

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