**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**

**AGENDA**

**THURSDAY, SEPTEMBER 24, 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:**

ROBON REALTY LLC. 341 LAKESIDE ROAD, NBGH

 (47-1-59.1) R-1 ZONE

VARIANCE (S):

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY BY INCREASING THE FLOOR AREA OF SECOND DWELLING UNIT WHERE ONLY ONE DWELLING UNIT IS PERMITTED PER LOT; AN AREA VARIANCE FOR EACH DWELLING UNIT REQUIRES A 1500 SQ. FT. MINIMUM HABITABLE FLOOR SPACE; AREA VARIANCES FOR MINIMUM ONE SIDE YARD AND MINIMUM COMBINED SIDE YARDS SETBACK AND INCREASING THE DEGREE OF THE NON-CONFORMITY OF THE SIDE YARD BY INCREASING THE HEIGHT TO 22’9” AND AN AREA VARIANCE FOR THE MAXIMUM LOT BUILDING COVERAGE TO RECONSTRUCT A SECOND DWELLING UNIT ON AN EXISTING LOT.

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WESTPORT MANAGEMENT, LLC. 643 GARDNERTOWN ROAD, NBGH

 (47-1-70) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR A FRONT YARD SETBACK ON LOT #1 FOR AN EXISTING SINGLE-FAMILY DWELLING FOR A PROPOSED FOUR-LOT SUBDIVISION.

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RUDY WOOD/SHARON KENNEDY 34 DOGWOOD HILLS ROAD, NBGH

 (78-3-17) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR AN ACCESSORY BUILDING SHALL NOT PROJECT CLOSER TO THE FRONTING STREET THAN THE FRONT OF THE MAIN BUILDING TO BUILD AN ACCESSORY STRUCTURE (TWO-CAR DETACHED GARAGE 24 X 26).

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MARK & CHRISTY PULEO 1 MAJESTIC COURT, NBGH

 (102-1-27) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO BUILD A REAR DECK (6 X 10) ON THE RESIDENCE.

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LAWRENCE LUBKERT 13 WINDWOOD DRIVE, NBGH

 (90-6-14) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM REAR YARD SETBACK, THE MAXIMUM LOT BUILDING COVERAGE, THE MAXIMUM LOT SURFACE COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO BUILD A REAR ADDITION (20’6” X 42’6”) WITH A COVERED PATIO (10 X 26) ON THE RESIDENCE.

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CHRISTOPHER CAGNA 19 COLDEN HILL ROAD, NBGH

 (86-1-5.22) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR GROUND MOUNTED SOLAR PANELS SHALL NOT EXCEED THE AREA OF GROUND COVERED BY THE LARGEST BUILDING (HABITABLE SPACE) ON THE LOT TO INSTALL EIGHTY GROUND MOUNTED (1417.26 SQ. FT.) SOLAR PANELS ON THE PREMISES.

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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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**RESERVED DECISION FROM AUGUST 27, 2015**

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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