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

**AGENDA**

**TUESDAY, NOVEMBER 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:**

DRA FIDELCO NEWBURGH, LLC. 74 STEWART AVENUE, NBGH

(97-1-48.2) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO ALLOW AN EXISTING SINGLE FAMILY HOME TO REMAIN IN ITS PRESENT LOCATION.

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DRA FIDELCO NEWBURGH, LLC. 68 STEWART AVENUE, NBGH

(97-1-47.2) R-3 ZONE

INTREPRETATION:

INTERPRETATION AND ISSUANCE OF A SPECIAL PERMIT IN ACCORDANCE WITH SECTION 185-19-A-(3) TO PERMIT THE CONVERSION OF AN EXISTING BUILDING TO AN ACCESSORY STORAGE FACILITY FOR THE SOLE USE OF THE RENTAL COMMUNITY TENANTS RESIDING IN THE SUMMIT LANE AT NEWBURGH RENTAL COMMUNITY.

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DRA FIDELCO NEWBURGH, LLC. 68 STEWART AVENUE, NBGH

(97-1-47.2) R-3 ZONE

VARIANCE:

USE VARIANCE TO PERMIT THE CONVERSION OF AN EXISTING BUILDING TO AN ACCESSORY STORAGE FACILITY FOR THE SOLE USE OF THE RENTAL COMMUNITY TENANTS RESIDING IN THE SUMMIT LANE AT NEWBURGH RENTAL COMMUNITY. THE USE VARIANCE IS ONLY REQUIRED IF THE REQUEST FOR AN INTERPRETATION UNDER SECTION 185-19-A-(3) IS DENIED BY THE ZONING BOARD.

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CLAUDIO BORGUETA 34 SLOANE ROAD, NBGH

(43-5-47) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM ALLOWED HEIGHT OF ACCESSORY STRUCTURES TO KEEP A PRIOR BUILT ACCESSORY BUILDING (POOL HOUSE).

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MICHAEL & PATRICIA FALCETANO 2 WHITE BIRCH DRIVE, NBGH

(6-3-12) A/R ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO BUILD A COVERED FRONT PORCH (4 X 8) AND ADD A REVERSED GABLED FRONT ROOF ON THE RESIDENCE.

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DELORES WRIGHT 128 NORTH DIX AVENUE, NBGH

(73-7-22.1) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, THE MINIMUM SQUARE FOOTAGE OF ONE OF THE DWELLING UNITS AND AREA VARIANCES FOR THE FRONT YARDS SETBACKS FOR A PRIOR BUILT POOL IN A FRONT YARD AND AN ACCESSORY BUILDING (PRIOR BUILT SHED) SHALL BE IN A SIDE OR REAR YARD (HAS TWO FRONT YARDS NORTH DIX AVENUE & WILSON AVENUE) TO ENLARGE THE STRUCTURE AND ADD A SECOND FLOOR ADDITION TO CONSTRUCT A 2-FAMILY HOME - FOR AN APPLICATION BEFORE THE PLANNING BOARD.

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MATRIX NEWBURGH I LLC. ROUTE 17K & CORPORATE BLVD, NBGH

(95-1-4.12, 69.25, 54.1, 49.12) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM BUILDING HEIGHT, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF SIGNAGE AND THE MAXIMUM ALLOWED SQUARE FOOTAGE OF A SECOND FREE-STANDING (DIRECTIONAL) SIGN FOR THE DEVELOPMENT OF A 565,320 SQ. FT. MULTI-TENANT WAREHOUSE BUILDING FOR AN APPLICATION BEING REVIEWED BY THE PLANNING BOARD FOR SITE PLAN APPROVAL.

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**HELD OPEN FROM THE OCTOBER 22ND, 2015 MEETING**

COSIMO J. COLANDREA 40 ROUTE 17K, NBGH

(99-4-23.22) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM FRONT YARD SETBACK AND THE MINIMUM REAR YARD SETBACK TO CONSTRUCT A SECOND STORY OFFICE ADDITION (3434 SQ. FT.) AND A NEW CAR SERVICE PREP AREA (8503 SQ. FT.) TO THE EXISTING AUTO DEALERSHIP (SUNSHINE FORD LINCOLN).

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