**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, JANUARY 28, 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:**

ANTHONY P. TARSIO NORTH DIX AVENUE, NBGH

 (JOHN WICKER) (73-7-20) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, LOT WIDTH, FRONT YARD SETBACK, REAR YARD SETBACK, ONE SIDE YARD SETBACK, COMBINED SIDE YARDS SETBACK AND THE MAXIMUM LOT BUILDING SURFACE COVERAGE TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING.

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WILLIAM & PATRICIA MYERS 8 FORTUNE DRIVE, NBGH

 (17-2-117) A/R ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO CONSTRUCT A REAR ADDITION (10 X 34) ON THE RESIDENCE.

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GRACE COMMUNITY CHURCH 128 OLD SOUTH PLANK ROAD, NBGH

 (PROSPECTIVE TENANT OF (64-2-2) B ZONE

 119 OLD SOUTH PLANK RD LLC)

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM SIDE YARDS (2) SETBACKS, THE COMBINED SIDE YARDS SETBACK, THE MINIMUM LOT WIDTH AND THE MAXIMUM LOT SURFACE COVERAGE FOR SITE PLAN APPROVAL BEFORE THE PLANNING BOARD TO CONVERT AN EXISTING OFFICE BUILDING TO A PLACE OF WORSHIP.

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RICHARD SOLOMONS/RANNE, L.L.C. 5351 & 5359 ROUTE 9W, NBGH

 (9-3-22.2 & 23) B ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO CONSTRUCT A PET HOTEL AND DAY CARE CENTER FOR A SITE PLAN APPROVAL APPLICATION BEFORE THE PLANNING BOARD.

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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.

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DEAN & KRISTINE SHADE 6 PROSPECT HILL RD, WALLKILL

 (1-1-29.42) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR ONE SIDE YARD SETBACK TO KEEP THE PRIOR BUILT HOUSE / POOL DECK AND 185-38-C-6 - AN ACCESSORY APARTMENT SHALL NOT RESULT IN ANY DECREASE OF A FRONT YARD SETBACK TO BUILD AN ADDITION FOR AN ACCESSORY APARTMENT.

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

BOB HOLMES/WTF NY 979 & 983 ROUTE 32, NBGH

 (2-1-42 & 2-1-46) R/R ZONE

VARIANCE:

AREA VARIANCE FOR THE LOT WIDTH OF A PROPOSED LOT (2-1-42) FOR A LOT LINE CHANGE APPLICATION BEFORE THE PLANNING BOARD.

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JAMES TURNER 340 LAKESIDE ROAD, NBGH

 (28-3-5) R-1 ZONE

VARIANCE:

USE VARIANCE FOR THE ALLOWED MAXIMUM OF ONE DWELLING UNIT PER LOT AND 185-19-B, NON-CONFORMING BUILDINGS SHALL NOT BE MODIFIED IN ANY WAY EXCEPT AS LISTED IN 185-19-B-2 TO KEEP THE PRIOR BUILT BARN AND CONVERT INTO A THIRD DWELLING UNIT.

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**RESERVED DECISION FROM NOVEMBER 24, 2015**

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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**OTHER BOARD BUSINESS**

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**RE-ORGANIZATION MEETING**