**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Thursday, March 26, 2020**

**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.**

APPLICANT(S): LOCATION:

Aubrey & Deena Hardman 579 Lakeside Rd, Newburgh

 13-1-18 R1 Zone

VARIANCE: An area variance lot area, lot width, front yard and floor area to convert the detached garage into a 17’ x 23’ detached accessory apartment.

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1110 72nd Associates LLC 15 Brooker Dr, Newburgh

 (Alon Sheetrit) 22-10-5 R3 Zone

VARIANCE: An area variance to keep a 16’ x 22’ attached garage with a side yard setback of 1.75’ where 15’ is required and combined side yards of 14.33’ where 30’ is required.

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 Black Dog Design & Construction 133 Oak St, Newburgh

 (David Feeney) 9-1-50 R3 Zone

VARIANCE: An area variance to increase the degree of non-conformity of the side yard and combined side yards to build a 12’ x 16’ rear deck.

APPLICANT(S): LOCATION

The Estate of Thomas Pirger 111 Lakeside Rd, Newburgh

 (John Corbett, Executor) 47-1-30.1 R1 Zone

VARIANCE: An area variance to keep a 6.4’ x 45’ covered front porch that has a 26.5’ front yard setback where 50’ is required.

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Held open from the February 27, 2020 Meeting

APPLICANT(S): LOCATION:

Arthur Fowler 6 Snider Ave, Walden

 32-5-18 R1 Zone

VARIANCE: A use variance to install an accessory building on a vacant lot. If a use variance is granted then area variances for height and side yard setbacks.

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Emma Gasparini 125 Mill St, Wallkill

 2-1-64 RR Zone

VARIANCE: A use variance to install a 100 amp landlord meter and panel on a 2 family. Bulk table schedule 1 does not permit 2 family dwelling units in a RR zone, any use not permitted shall be deemed prohibited.

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N & N Union LLC 1221 Route 300, Newburgh

( Smoothie King) 96-1-6.2 IB Zone

VARIANCE: Area variances to install an A) 35.95 sf 10’ x 6’ ground mounted menu board and B) a 21sf wall sign on the side of the building where there is an existing 92.5 sf.

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Parkway Coffee LLC 59 N Plank Rd, Newburgh

(Ready Coffee) 76-4-3 B Zone

VARIANCE: For area variances for minimum front yard, minimum side yard and maximum surface coverage for this project.

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