**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**THURSDAY, May 23, 2019**

**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: LOCATION:**

Percy Dixon 3 Percy Path Wallkill

 3-1-103.311 AR Zone

**VARIANCE:** An area variance to keep a 24’ x 32’ x 14.11’ detached 2 car garage built without a permit with an existing 3 car garage in the dwelling.

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Frohling Sign Company 1217 Route 300 Newburgh

 96-1-11.1 IB Zone

**VARIANCE:** An area variance to install a 4’ x 4’-9.25” “V” shaped sign for Vitamin Shoppe on the front tower where there is an existing 79.75 sf and 19sf is proposed. Maximum allowed square footage is 86 sf.

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Jennifer Cannizzaro 11 Hollenbeck Dr Newburgh

Benny Hatton 37-1-3 R-3 Zone

**VARIANCE:** an area variance to keep an (a) 24’ x 28’ x 22.8’ Accessory Building with an existing height of 22.67” where 15’ is the maximum allowed and in the front yard, (b) 16’ x 24’ Rear Deck with an existing Thruway front yard setback of 22’ where 40’ is required, (c) 10’ x 14’ Accessory Building and (d) 9’ x 16’ Accessory Building built without permits with 1,069 sf of maximum allowed accessory structures where 370.08 sf is allowed, 765 sf of side yard where 280 sf is allowed, proposed building coverage of 3137 sf where 2869.14 sf is allowed and 5930 sf of surface coverage where 5738.28 sf is allowed.

Michael Ferretti 294 Lakeside Rd Newburgh

 50-1-52 R-1 Zone

**VARIANCE:** An area variance to build a 10’ x 10’ rear deck and increasing the degree of non- conformity of the side yard with an existing 6.8’ where 30’ is required and increasing the degree of non-conformity of the combined side yards with an existing 24.3’ where 80’ is required.

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Serapio & Julie Rolo 373 Lakeside Rd Newburgh

 33-1-19 R-1 Zone

**VARIANCE:** An area variance to enlarge the second floor of a non-conforming dwelling unit and keep the rear deck and side sunroom built without permits with a rear yard setback of 1.6’ where 40’ is required, one side yard setback of 1.3’ where 30’ is required, combined side yard of 11.9’ where 80’ is required and 42% proposed surface lot coverage where 20% is the minimum.

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**Held open from April 25, 2019 Meeting**

**APPLICANTS: LOCATION:**

Brennan Gasparini 1064 Rte 32, Wallkill

 2-2-3 RR Zone

VARIANCE: An area and use variance to reinstate a non-conforming use of a second single family dwelling unit on a single lot. (1) Bulk table schedule 1 permits only 1 dwelling unit per lot, (2) non-conforming buildings shall have 1 year to be restored after damage and (3) the use shall not be reestablished if discontinued for 1 year or more. There is an existing 2.3’ on the side yard where 50’ is required.

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GDPBJ, LLC Route 17k & Auto Park Place, Nbrg

 97-2-44, 45 & 46.2 IB-Zone

VARIANCE: an area variance of (A) BJ’s Wholesale club for a front yard setback of 52.02’ where 60’ is required, (B) the Fuel Canopy with a front yard setback of 36.5’ where 60 is required and (C) Landscaping requiring a 45’ landscaped area for frontage within 350’ of an intersection. The applicant also proposes parking and display of vehicles in this area.

Susan Schultz 9 Ben’s Way, Nbrg

 40-1-8 R-3 Zone

VARIANCE: an area variance of an (a) 12’ x 40’ rear deck with one side yard of 19.7” where 30’ is required and combined side yards of 49.5’ where 80’ is required (b) a 12’ x 20’ rear screened porch with a 26.8’ rear yard setback where 40’ is required and (c) a 20’ x 12’ accessory building 2.8’ off the property line where 5’ is required and maximum surface lot coverage of 37.1% where the minimum is 30%.