**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, JULY 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:**

PAUL & RACHEL SCHUYLER 19 CATALPA ROAD, NBGH

 (79-5-2) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO CONSTRUCT A 2-STORY REAR ADDITION (14 X 31) ON THE RESIDENCE.

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PAMELA WEBER & GAIL 6 SANDALWOOD DRIVE, NBGH

 DUNCAN-AMERSON (91-3-9) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO KEEP THE PRIOR BUILT REAR ADDITION (11 X 24) ON THE RESIDENCE.

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NORTH OHIOVILLE LLC. 510 CENTER STREET, NBGH

 (37-7-16) R-3

VARIANCE (S):

AREA VARIANCES TO KEEP THE PRIOR BUILT ENCLOSED PORCH, THE PRIOR BUILT COVERED DECK AND THE PRIOR BUILT ACCESSORY STRUCTURES FOR (A) THE MINIMUM FRONT YARD SETBACK FOR THE ENCLOSED FRONT PORCH; (B) THE MINIMUM REAR YARD SETBACK FOR THE REAR COVERED DECK; ALSO THE MAXIMUM SQUARE FOOTAGE ALLOWED BY FORMULA FOR ALL OF THE PRIOR BUILT ACCESSORY BUILDINGS (C) 10 X 7.7 ACCESSORY BUILDING; (D) 8 X 10 ACCESSORY BUILDING AND ALSO THE MINIMUM 5 FT. SETBACK FROM THE REAR LOT LINE AND (E) 20 X 20 ACCESSORY BUILDING AND ALSO THE MINIMUM 5 FT. SETBACK FROM THE SIDE LOT LINE AND THE REAR LOT LINE AT THE RESIDENCE.

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RONALD COLANDREA 5344 ROUTE 9W, NBGH

 (9-3-31) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED (4) FOUR VEHICLE STORAGE TO CONSTRUCT AN ACCESSORY BUILDING (60 X 42 X 24’4”).

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ANTHONY TALLARICO 59 SUSAN DRIVE, NBGH

 (45-2-15) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO ENLARGE THE REAR DECK TO 16 X 24 WHICH WILL ALSO INCLUDE A 4 X 9 EXTENSION.

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**HELD OPEN FROM THE JUNE 23RD, 2016 MEETING**

MELISSA COSTA & JOHN TAYLOR 1 DISANO DRIVE, NBGH

 (34-1-1.2) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED (4) FOUR VEHICLE STORAGE TO CONSTRUCT AN ACCESSORY BUILDING (24 X 50 X 23).

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ESTATE OF JAMES A. FISCHER 2 FLETCHER DRIVE, NBGH

 (JENNIFER FISCHER) (94-1-13.2) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT WIDTH, THE MINIMUM LOT AREA

AND ONE SIDE YARD SETBACK FOR A SITE PLAN APPLICATION BEFORE THE PLANNING BOARD TO ALLOW A PET BOARDING FACILITY TO OPERATE ON A SEPARATE NON-CONFORMING LOT.

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**HELD OVER FROM THE JUNE 23RD, 2016 MEETING FOR OCDP REPONSE**

CHRISTINE DALTON 16 SUNNY LANE, WALLKILL

 (107-1-20.1) A/R ZONE

VARIANCE:

AREA VARIANCE FOR NO POOL SHALL BE LOCATED IN A FRONT YARD TO INSTALL AN ABOVE GROUND POOL (21’). (CORNER LOT-TWO FRONT YARDS)

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AILIN BARRON, STEPHANIE BARRON, GIANNA 416 ROCK CUT ROAD, WALDEN

 & JOHN FRANCO & NICHOLAS MONACO (28-1-25) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, THE MINIMUM LOT WIDTH AND ONE SIDE YARD SETBACK FOR 416 ROCK CUT ROAD, WALDEN (28-1-25) WITH A PRE-EXISTING SINGLE FAMILY DWELLING FOR AN APPLICATION BEFORE THE PLANNING BOARD FOR A LOT-LINE CHANGE WITH 26 COPPER ROCK ROAD, WALDEN (125-1-13).

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ANGEL RIOS & KATHLEEN 446 STRAWRIDGE ROAD, WALLKILL

 SILENO-RIOS (3-1-89.2) A/R ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE COMBINED SIDE YARDS SETBACK TO CONSTRUCT A REAR DECK (10 X 10) ON

THE RESIDENCE.

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