**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**DARRIN SCALZO, CHAIRPERSON Office: (845) 566-4901**

**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

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

**AGENDA**

**Thursday, January 23, 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.**

**First Order of Business**

Town Clerk Joseph Pedi to swear in Vice Chairman

**APPLICANTS: LOCATION:**

North Congregation of 468 Route 32, Wallkill

Jehovah’s Witnesses 2-2-26.2 RR Zone

VARIANCE: A use variance to install a “L” shaped free standing sign that is not permitted or addressed in the sign code in the RR Zone.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Adam Shapiro 1530 Route 300, Newburgh

40-1-12 R-3 Zone

VARIANCE: An area variance to build a 18’ x 26’ garage behind the existing garage where the maximum allowed square footage is 700.94.

Deborah Kane 91 Old Mill Rd, Wallkill

2-1-22.31 RR Zone

VARIANCE: Area variances to keep a 24’ above ground pool and 15’ x 18’ pool deck with a side yard setback of .2’ where 50’ is required and combined side yards of 65.2’ where 100’ is required and an 11.4’ x 15’ enclosed porch with a side yard setback of 6.7’ where 50’ is required and combined side yards of 71.7’ where 100’ is required.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

Daniel Gasperini & Emily Lucas 362 Fostertown Rd, Newburgh

17-4-7 R-2 Zone

VARIANCE: Area variances of maximum building height, maximum solar height and square footage to install ground mounted solar on an accessory structure in the front yard.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Ann Schebesta 2 Congressional Dr, Newburgh

103-4-6 R-2 Zone

VARIANCE: An area variance to increase the degree of non-conformity of the rear yard to build a 10’ x 15’ rear deck.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Joseph Harrison 52 O’Dell Circle, Newburgh

51-1-26 R-1 Zone

VARIANCE: Area variances to keep an (A) covered side porch with a side yard setback of 1.22’ where 30’ is required and combined side yards of 14.37’ where 80’ is required and (B) the maximum building coverage and surface coverage for an accessory building.

**Held Open from Thursday December 26, 2019 Meeting**

**APPLICANTS: LOCATION:**

Confident Properties 82 Route 17k Newburgh

95-1-21 IB Zone

VARIANCE: An area variance to reface an existing non-conforming sign located on Route 300 for the property on 17k (Orange Hill Global Bistro).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Jennifer Fallone (Mack) 7 Smith Ave. Walden

32-7-4 R-1 Zone

VARIANCE: An area variance to increase the degree of non-conformity and keep an enclosed porch built without a permit with a side yard setback of 0’ where 30’ is required and a front yard setback of 23’ where 50’ is required.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Northern Enterprise NY 153 S. Plank Rd., Newburgh

67-1-1 R-3 Zone

VARIANCE: An area variance to keep a second floor addition, enclosed porch and two decks and increasing the degree of non-conformity of the side yard with an existing 9’ where 15’ is required and combined side yards of 31.2’ where 30 is required.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Maria Chacha 1879 Route 300, Newburgh

13-2-15 R-1 Zone

VARIANCE: An area variance to enlarge a non-conforming 2 family dwelling with a proposed front yard setback of 57’ where 60’ is required, floor area of 1200 sf where 1500 sf is the minimum and an existing lot area of 41,922 sf where 100,000 sf is the minimum.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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.