**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**THURSDAY, JANUARY 24, 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:**

Paul Brothe 1 Genna Way Nwbrg.

79-4-1.2 R-1 Zone

VARIANCE: An area variance to install 30 ground mounted solar panels in the front yard. Town municipal code states solar collectors shall not be located in a front yard.

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**APPLICANTS: LOCATION:**

Carlos Hernandez 13 Terry Ave Nwbrg

27-1-3 R-3 Zone

VARIANCE: An area variance to increase the degree of non-conformity of the front yard setback with an existing 17.6’ where 40’ is required to raise the roof to create a bedroom on the second floor.

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**APPLICANTS:**  **LOCATION:**

Michael Mueller 8 Pilla Dr Nwbrg

7-1-18.12 AR-Zone

VARIANCE: Area variances to (a) build a 21’ x 25’ pool house in the front yard, code states no building shall project closer to the fronting street than the front of the main building, and (b) to keep a 20’ x 43’ inground pool that was installed in an unapproved location, code states no pool shall be located in the front yard.

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**APPLICANTS:** **LOCATION:**

James and Elizabeth Hopkins 24 Gould Pl, Wallkill

2-3-15.22 RR-Zone

VARIANCE: an area variance to keep a single family residence foundation that was placed in the wrong location with a 55.94’ front yard setback where 60’ is required.

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**APPLICANTS:** **LOCATION:**

Kenneth Babcock 12 Taft Ave Nwbrg

72-9-30 R-3 Zone

VARIANCE: An area variance to keep a 12’ x 18’ deck built without a permit with a 8’ side yard setback where 15’ is required.

Held over from December 27, 2018 meeting.

**APPLICANTS:** **LOCATION:**

Rhona Chambers 16 O’Dell Circle, Newburgh

51-5-5 R-1 Zone

VARIANCE: an area variance to rebuild the front porch, add a second story addition, raise the roof line and rebuild the decks and pergolas requires a front yard minimum setback of 50’ where 25.4 is proposed, one side yard minimum setback of 30’ where 1.5’ is proposed, combined side yard of 80’ where 12’ is proposed and a rear yard of 40’ where 0’ is proposed. The maximum building lot coverage is 10% where 45% is proposed and the maximum surface lot coverage 20% where 54% is proposed.

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**APPLICANTS:** **LOCATION:**

A Plus Auto 12 Little Lane Rd, Newburgh

54-4-4.21 B Zone

VARIANCE: an area variance to utilize an existing commercial building on the premises for an auto repair garage and requesting area variances for the two structures on the site. A) an area variance for the front structure allowing a front yard setback of 25.2’ where 60’ is required and B) a rear yard area variance for the structure in the rear.