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

**AGENDA**

**THURSDAY, OCTOBER 22, 2015**

**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:**

MAHO BAY REALTY, LLC. 1 POWELTON ROAD, NBGH

(80-6-7) B ZONE

VARIANCE (S):

AREA VARIANCES FOR FRONT YARDS SETBACKS ON POWELTON ROAD AND NORTH PLANK ROAD (NYS ROUTE 32), ONE SIDE YARD SETBACK, THE MINIMUM LOT AREA AND THE MINIMUM LOT WIDTH FOR ADDITIONS AND RENOVATIONS TO AN EXISTING BUILDING TO BUILD TWO-STORY PEDIATRIC DENTAL OFFICE.

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COSIMO J. COLANDREA 40 ROUTE 17K, NBGH

(99-4-23.22) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM FRONT YARD SETBACK AND THE MINIMUM REAR YARD SETBACK TO CONSTRUCT A SECOND STORY OFFICE ADDITION (3434 SQ. FT.) AND A NEW CAR SERVICE PREP AREA (8503 SQ. FT.) TO THE EXISTING AUTO DEALERSHIP (SUNSHINE FORD LINCOLN).

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**HELD OPEN FROM THE SEPTEMBER 24TH, 2015 MEETING**

ROBON REALTY LLC. 341 LAKESIDE ROAD, NBGH

(47-1-59.1) R-1 ZONE

VARIANCE (S):

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY BY INCREASING THE FLOOR AREA OF SECOND DWELLING UNIT WHERE ONLY ONE DWELLING UNIT IS PERMITTED PER LOT; AN AREA VARIANCE FOR EACH DWELLING UNIT REQUIRES A 1500 SQ. FT. MINIMUM HABITABLE FLOOR SPACE; AREA VARIANCES FOR MINIMUM ONE SIDE YARD AND MINIMUM COMBINED SIDE YARDS SETBACK AND INCREASING THE DEGREE OF THE NON-CONFORMITY OF THE SIDE YARD BY INCREASING THE HEIGHT TO 22’9” AND AN AREA VARIANCE FOR THE MAXIMUM LOT BUILDING COVERAGE TO RECONSTRUCT A SECOND DWELLING UNIT ON AN EXISTING LOT.

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WESTPORT MANAGEMENT, LLC. 640 GARDNERTOWN ROAD, NBGH

(47-1-70) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR A FRONT YARD SETBACK ON LOT #1 FOR AN EXISTING SINGLE-FAMILY DWELLING FOR A PROPOSED FOUR-LOT SUBDIVISION.

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CHRISTOPHER CAGNA 19 COLDEN HILL ROAD, NBGH

(86-1-5.22) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR GROUND MOUNTED SOLAR PANELS SHALL NOT EXCEED THE AREA OF GROUND COVERED BY THE LARGEST BUILDING (HABITABLE SPACE) ON THE LOT TO INSTALL EIGHTY GROUND MOUNTED (1417.26 SQ. FT.) SOLAR PANELS ON THE PREMISES.

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**HELD OPEN FROM THE JUNE 25TH, 2015 MEETING**

JORG UWE FRISCHKNECHT 2 CHEVY STREET, NBGH

(70-3-1) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARDS SETBACKS FOR AN EXISTING HOUSE ON LOT #2 OF A PROPOSED TWO-LOT SUB-DIVISION (PROPOSED LOT #2 WOULD HAVE TWO FRONT YARDS CHEVY STREET AND EAST VIEW ROAD).

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**RESERVED DECISION FROM SEPTEMBER 24, 2015**

LAWRENCE LUBKERT 13 WINDWOOD DRIVE, NBGH

(90-6-14) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM REAR YARD SETBACK, THE MAXIMUM LOT BUILDING COVERAGE, THE MAXIMUM LOT SURFACE COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO BUILD A REAR ADDITION (20’6” X 42’6”) WITH A COVERED PATIO (10 X 26) ON THE RESIDENCE.

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