**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, FEBRUARY 28, 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:**

Bjorn Hansen 13 Lakeview Dr, Nwbg

101-2-1 R-2 Zone

VARIANCE: an area variance to keep a 12’ x 12.9’ rear covered deck built without a permit with a 25’ rear yard setback where 40’ is required.

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Hudson Land Design 317 N Plank Rd

35-3-6 & 7 B Zone

VARIANCE: an area variance allowing a front yard setback of 10.1’ where 60’ is required and a side yard setback of 10.1’ where 15’ is required.

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MMFLO, LLC 218 Sunset Cove, Nwbrg

Lou & Maureen Bach 51-7-5 R-1 Zone

VARIANCE: an area variance to remove an existing one story single family residence and replace it with a three story single family residence with a 5’ rear yard setback where 40’ is required, 5’ side yard setback where 30’ is required, combined side yards of 14.3’ where 80’ is required, minimum building lot coverage of 1676 SqFt where 542.9 SqFt is required and surface coverage of 2700 SqFt where the minimum required is 1085.8 SqFt.

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Held open from January 24, 2019 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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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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