**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, April 25, 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:**

Farrell Building Co. 182 S. Plank Rd, Nbrg

64-2-8.21 B-Zone

VARIANCE: an area variance allowing a State Route 32 front yard setback of 14.1’ where 60’ is required, a South Plank Rd front yard setback of 20.5’ where 40’ is required and a lot depth of 71’ where 125’ is required.

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

Alfred Favata 30 Lakeview Dr. Nbrg

100-5-8 R-2 Zone

VARIANCE: an area variance of a 1200 sf 4 car garage with 10% yard coverage (400 sf) where 1200 sf is proposed, building height of 18’ where the maximum is 15’, maximum vehicle storage of 4 vehicles where 2 more proposed and total square footage of 533.06 where 1320 is proposed.

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

Daniel & Jennifer Olsen 361 Lakeside Rd. Nbrg

33-1-20.1 R-1 Zone

VARIANCE: an area variance to remove the existing single family dwelling and replace it with a larger 3 story single family dwelling and increasing the degree of non-conformity of one side yard, with a 25.04’ proposed rear yard where 40’ is required and 47.8’ combined side yards where 80’ is required.

**APPLICANTS: LOCATION:**

GDPBJ, LLC Route 17k & Auto Park Place, Nbrg

97-2-44, 45 & 46.2 IB-Zone

VARIANCE: an area variance of (A) BJ’s Wholesale club for a front yard setback of 52.02’ where 60’ is required, (B) the Fuel Canopy with a front yard setback of 36.5’ where 60 is required and (C) Landscaping requiring a 45’ landscaped area for frontage within 350’ of an intersection. The applicant also proposes parking and display of vehicles in this area.

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

Susan Schultz 9 Ben’s Way, Nbrg

40-1-8 R-3 Zone

VARIANCE: an area variance of an (a) 12’ x 40’ rear deck with one side yard of 19.7” where 30’ is required and combined side yards of 49.5’ where 80’ is required (b) a 12’ x 20’ rear screened porch with a 26.8’ rear yard setback where 40’ is required and (c) a 20’ x 12’ accessory building 2.8’ off the property line where 5’ is required and maximum surface lot coverage of 37.1% where the minimum is 30%.

**Held Open From March 28, 2019 Meeting**

**APPLICANTS: LOCATION:**

Brennan Gasparini 1064 Rte 32, Wallkill

2-2-3 RR Zone

VARIANCE: An area and use variance to reinstate a non-conforming use of a second single family dwelling unit on a single lot. (1) Bulk table schedule 1 permits only 1 dwelling unit per lot, (2) non-conforming buildings shall have 1 year to be restored after damage and (3) the use shall not be reestablished if discontinued for 1 year or more. There is an existing 2.3’ on the side yard where 50’ is required.

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

Richard Allen Monks 4 Novelty Way, Walden

11-1-114.4 AR Zone

VARIANCE: An area variance to build an intermediate deck that connects the house deck to the pool deck with a 12’ side yard setback where 30’ is required.

**APPLICANTS: LOCATION:**

DP66, LLC 14 Crossroads Ct, Nbrg

95-1-74 IB Zone

VARIANCE: An area variance to keep the window graphics that were installed without a permit with an existing 855.7 SqFt where 309.2 SqFt is the maximum allowed.

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