**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, August 22, 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:**

Arch Ridge LLC 1549 Route 300 (Newburgh)

(Nestor Kyritsis) 34-1-50 R-3 Zone

**Variance:** An area variance to (a) raise the kitchen roof and (b) extend the rear deck with an existing 34.2’ in the front yard where 60’ is required and increasing the degree of non-conformity.

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

Nine16 Enterprises, LLC 24 Route 17K (Newburgh)

(Wyatt Savage) 99-5-6 B Zone

**Variance:** An area variance to increase the degree on non-conformity to enclose the remaining 6’-10” x18’ front porch with an existing 33’ where 60’ is required.

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

Cherylann Hahn 686 River Rd (Newburgh)

20-2-7.1 R-1 Zone

**Variance:** An area variance to increase the degree of non-conformity to build a second story over the garage with an existing 23.20’ where 50’ is required.

William Ransom 67 Patten Rd (Newburgh)

102-1-28 R-1 Zone

**Variance:** An area variance to build a 16’ x 40’ covered rear deck and increasing the degree on non-conformity of the side yard with an existing 21’ where 30’ is required and 55’ for the combined side yards where 80’ is required.

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

Stephen Williamson 292 N Plank Rd (Newburgh)

35-5-2 B Zone

**Variance:** An area variance to build a 34’ x 40’ x 24’-2” accessory building, maximum building height for accessory buildings is 15’ and total proposed square feet of accessory buildings is 1,936 where 365.10 sf is the maximum allowed and storage of no more than 4 vehicles in a carport or garage.

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

**Held open from July 25, 2019 Meeting**

**APPLICANTS: LOCATION:**

349 S Plank Rd LLC 349 S Plank Rd, Newburgh

(Michael Zappone) 47-1-80.1 B Zone

VARIANCE: An area variance to utilize the premises for a transportation services business with a rear yard setback of 17 ft where 30 ft is required and a side yard setback of 13 ft where 15 ft is required.

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

Gloria Smith-Trapani 9 Libra Ln, Wallkill

1-2-7.2-11 AR Zone

VARIANCE: An area variance to build a 40’ x 30’ x 18’ accessory building where there’s an existing 440 sf of accessory structure and a building height of 18’ where 15’ is the maximum allowed. Maximum allowed vehicle storage is 4 vehicles and no building shall project closer than the fronting street.