

**TOWN OF NEWBURGH  
ZONING BOARD OF APPEALS  
308 GARDNERTOWN ROAD  
NEWBURGH, NEW YORK 12550**

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**DARRIN SCALZO, CHAIRPERSON  
ZONING BOARD OF APPEALS**

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**AGENDA  
OCTOBER 25, 2018**

**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:**

Michael and Sheila Fricker

**LOCATIONS:**

42 Westwood Dr

VARIANCE: An Area variance to construct a 10' x 22' wood deck on the front of the house with an existing 28.8' in the front yard where 50' is required and a combined 74' on the sides where 80' is required.

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**APPLICANTS:**

Ralph Hurlburt

**LOCATIONS:**

7 White Birch Dr

VARIANCE: (A) An area variance for increasing the degree of non-conformity of the rear yard setback to keep an 15' x 30' above ground pool built without a permit.

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VARIANCE: (B) Accessory buildings - to keep a 28' x 16' shed built without a permit - area variances for the maximum allowed 1000 sqft of accessory buildings and shall be setback 5ft from the property line

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VARIANCE: (C) To keep a 7' x 7' shed built without a permit -the maximum allowed 1000 sqft of accessory buildings.

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VARIANCE: (D) To keep a 10' x 20' shed built without a permit - the maximum allowed 1000 sqft of accessory buildings and no building shall project closer to the street than the main building.

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VARIANCE: (E) And an area variance for increasing the degree of non-conformity of the rear yard setback to keep two enclosed decks that were converted to habitable space without permits.

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**APPLICANTS:**  
Daniel Dickinson

**LOCATION:**  
Tarben Way (6-1-12)

VARIANCE: An area variance to construct a single family residence on the premises located off of Tarben Way and to conform with New York State Town Law 280-A; 1) No permit for the erection of any building shall be issued unless a street or highway giving access to such proposed structure has been duly placed on the official map or plans, 2) The roadway must be suitably improved to town specifications.

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**APPLICANTS:**

*Kenneth Duxbury*

**LOCATION:**

9 Smith Ave (32-7-3)

VARIANCE: An area variance to construct a 13' x 6' front deck and a 5' x 6' landing. There is an existing combined side yard of 61' where 80' is required and a front yard of 17' where 50' is required.

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**APPLICANTS:**

Frank Muthig

**LOCATION:**

11 Cedar Ct (8-2-4)

VARIANCE: An area variance to construct a single family residence on a lot with an existing 15,001 sqft where 40,000 sqft is required.

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**APPLICANTS:**

Steven Cruver

**LOCATION:**

522 Park Ave (38-3-14)

VARIANCE: (A) An area variance to build a 24' x 24' accessory building where the maximum square footage permitted by the formula is 369.29 sqft.

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VARIANCE: (B) To keep a 4' x 20' wood storage shed built without permits, all structures shall be setback 5' from the rear property line.

**HELD OPEN FROM THURSDAY SEPTEMBER 27, 2018 MEETING**

**APPLICANTS:**

John & Carol Hudelson

**LOCATION:**

200 Oak St (9-3-50.11)

**VARIANCE:** An area variance to keep an accessory building (8.25' x 33') built without a permit for the mounting of solar panels on the roof.