

**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  
THURSDAY, SEPTEMBER 27, 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:**

**LOCATIONS:**

STEWART & DIANE SANCTON

104 FERN AVENUE, NBGH  
(67-8-3) R-3 ZONE

**VARIANCE (S):**

AREA VARIANCES FOR (A) ACCESSORY BUILDINGS SHALL BE 5 FT. FROM A SIDE YARD PROPERTY LINE TO REPLACE AN ACCESSORY BUILDING BUILT WITHOUT A BUILDING PERMIT AND (B) AREA VARIANCES FOR THE MINIMUM REAR YARD SETBACK, THE MINIMUM ONE SIDE YARD SETBACK, THE MINIMUM COMBINED SIDE YARDS SETBACK AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK (WITH THE POOL) TO REPLACE A POOL AND POOL DECK BUILT WITHOUT A BUILDING PERMIT ON THE PREMISES.

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JAMES & CAROLE LOUPE

17 SYCAMORE DR, NBGH  
(59-1-1) R-1 ZONE

**VARIANCE (S):**

AREA VARIANCE TO KEEP AN ACCESSORY BUILDING (10' X 10') IN THE FRONT YARD, AN AREA VARIANCE OF AN EXISTING 2 STORY REAR/SIDE ADDITION (24' X 24') FOR THE MINIMUM SIDE YARD REQUIREMENT OF 30' AND AN AREA VARIANCE FOR A PROIR BUILT ENCLOSED PORCH (18' X 26') FOR THE MINIMUM 40' YARD SETBACK.

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JOHN & CAROL HUDELSON

200 OAK STREET, NBGH  
(9-3-50.11) R-3 ZONE

**VARIANCE (S):**

AREA VARIANCE TO KEEP AN ACCESSORY BUILDING (8.25' X 33') BUILT IN FRONT YARD WITHOUT A PERMIT FOR THE MOUNTING OF SOLAR PANELS ON THE ROOF.

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CAROL PICK

17 HILL ROAD, NBGH  
(73-11-6) R-3 ZONE

VARIANCE (S):

AREA VARIANCE TO KEEP AN ACCESSORY BUILDING (10' X 12') IN A FRONT YARD  
(HAS TWO FRONT YARDS HILL RUN ROAD AND WALL STREET-PAPER ROAD).

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JASON MEMMELAR

46 SLOANE ROAD, NBGH  
(27-3-16) R-3 ZONE

VARIANCE (S):

AREA VARIANCE TO KEEP AN EXISTING COVERED FRONT PORCH (23' X 8') WITH AN  
EXISTING 30.7' IN FRONT, 11.4' ON THE SIDE AND COMBINED 25' WHERE 40' IN THE  
FRONT, 15' ON THE SIDE AND A COMBINED 30' IS REQUIRED.

AN AREA VARIANCE TO KEEP AN EXISTING DECK (8' X 23') WITH EXISTING 11.9' SIDE  
YARD AND A COMBINE 25.9' WHERE 15' ON THE SIDE AND TOTAL OF 30' IS REQUIRED.