**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**

**AGENDA**

**THURSDAY, JULY 26, 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:**

GARY VAN VLEIT JR. 122 ROCK CUT ROAD, NBGH

 (47-1-28.21) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM SIDE YARD SETBACK AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK ON ALL COUNTY

ROADS TO BUILD A SIDE / REAR DECK (20 X 27) ON THE RESIDENCE.

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JENNIFER LINET 20 O’DELL CIRCLE, NBGH

 (51-5-3) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM REAR YARD SETBACK, ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK; THE MAXIMUM 10% LOT BUILDING COVERAGE AND THE 20% LOT SURFACE COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK TO ENCLOSE (5’ X 11’) PORTION OF THE FRONT PORCH AND TO REBUILD AND ENLARGE THE REAR DECK (12’ X 24’) ON THE PREMISES.

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RUSSELL NAPOLI 109 COACH LANE, NBGH

 (58-6-18) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK TO BUILD A COVERED FRONT PORCH (10 X 40) WITH A VESTIBULE (6 X 10) ON THE RESIDENCE.

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**APPLICANTS:**  **LOCATIONS:**

BARBARA GASPERETTI 217 MAPLE DRIVE, NBGH

 (49-3-5) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM ONE SIDE YARD SETBACK AND THE MINIMUM COMBINED SIDE YARDS SETBACK TO CONSTRUCT AN OPEN DECK (7 X 12) ON THE RESIDENCE.

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WALTER BALCHUNAS & 88 BALMVILLE ROAD, NBGH

 KATHLEEN COX (43-5-30) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE MINIMUM ONE SIDE YARD SETBACK TO BUILD A SIDE /

REAR ADDITION (20 X 40) ON THE RESIDENCE.

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ROSEMARIE & RONALD DeGROAT 19 YEOMAN ROAD, NBGH

 (63-5-5) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR (A) ACCESSORY BUILDINGS SHALL BE IN A SIDE OR REAR YARD AND SHALL BE SET BACK 5 FT. FROM ANY PROPERTY LINE TO KEEP AN ACCESSORY BUILDING (10 X 12) BUILT WITHOUT A PERMIT AND FOR (B) THE MINIMUM SIDE YARD SETBACK AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK TO KEEP AN ABOVE GROUND POOL (15 X 30) WITH A DECK (10’3” X 16’3”) ATTACHED TO THE SIDE OF THE DWELLING BUILT WITHOUT A PERMIT ON THE PREMISES. (HAS THREE FRONT YARDS YEOMAN/ARCHER/LITTLE JOHN).

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**\*\*\*THIS APPLICATION HAS BEEN WITHDRAWN\*\*\***

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**HELD OPEN FROM MARCH 22, APRIL 26, MAY 24 & JUNE 28, 2018 MEETINGS**

DANIEL & ELISSA DICKINSON SBL 6-1-12 (IN VICINITY OF NORTH FOSTERTOWN, REVERE ROAD, TARBEN WAY & STILLHOLLOW ROAD) A/R ZONE

VARIANCE:

AREA VARIANCE FROM THE REQUIREMENTS OF NEW YORK STATE TOWN LAW 280 - a - (1) ALLOWING A SINGLE FAMILY HOME TO BE CONSTRUCTED ON PROPERTY WHERE NO STREET OR HIGHWAY GIVING ACCESS TO THE PROPERTY HAS BEEN DULY PLACED ON THE OFFICIAL MAP OR PLANS AND WHERE SUCH ACCESS IS NOT ON AN EXISTING STATE, COUNTY OR TOWN HIGHWAY AND IS NOT A STREET SHOWN UPON A PLAT APPROVED BY THE PLANNING BOARD NOR IS IT A STREET ON A PLAT DULY FILED AND RECORDED IN THE OFFICE OF THE COUNTY CLERK PRIOR TO THE APPOINTMENT OF SUCH PLANNING BOARD AND (2) ROAD MUST BE SUITABLY IMPROVED TO THE SATISFACTION OF TOWN ROAD SPECIFICATIONS TO HAVE A BUILDING PERMIT ISSUED.