**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**GRACE CARDONE, CHAIRPERSON Office: (845) 566-4901**

**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**THURSDAY, JUNE 25, 2015**

**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:**

JORG UWE FRISCHKNECHT 2 CHEVY STREET, NBGH

 (70-3-1) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARDS SETBACKS FOR AN EXISTING HOUSE ON LOT #2 OF A PROPOSED TWO-LOT SUB-DIVISION (PROPOSED LOT #2 WOULD HAVE TWO FRONT YARDS CHEVY STREET AND EAST VIEW ROAD).

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URSULA PETRICEK 13 SNIDER AVENUE, WALDEN

 (32-4-13 & 32-4-14) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM LOT BUILDING COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK (SNIDER AVENUE), THE REAR YARD SETBACK AND ONE SIDE YARD SETBACK TO CONSTRUCT A COVERED FRONT PORCH ADDITION (6’ X 20’) WITH A FRONT DECK (11’11” X 19’ 8.5”) ON THE RESIDENCE.

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BRENNAN BARNES 28 VICTORIA DRIVE, NBGH

 (108-3-2) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO BUILD A REAR DECK (12’ X 12’) ON THE RESIDENCE .

CRH REALTY III, LLC. 1200 ROUTE 300, NBGH

 (97-3-6.22) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR SIGNAGE; MAXIMUM ALLOWED AMOUNT OF SIGNAGE, MAXIMUM ALLOWED ONE FREE STANDING SIGN PER LOT TO ERECT A FREESTANDING SIGN AND ALSO FOR DIRECTIONAL SIGNS SHALL NOT BE GREATER THAN THREE SQUARE FEET TO INSTALL A NINE SQUARE FOOT DIRECTIONAL SIGN ON THE LOT.

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DANIEL WAGNER 261 CARTER AVENUE, NBGH

 (26-5-1.1) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR NO POOLS SHALL BE LOCATED IN A FRONT YARD TO KEEP A PRIOR BUILT ABOVE GROUND POOL (16’ X 32’) WITH A WRAPAROUND DECK (HAS TWO FRONT YARDS CARTER AVENUE AND KOHL AVENUE).

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ANDREW DEPUY 115 EDJEWOOD DRIVE SOUTH, NBGH

 (41-5-1) R-1 ZONE

VARIANCE (S):

AREA VARIANCE FOR NO POOL SHALL BE LOCATED IN A FRONT YARD TO BUILD AN IN-GROUND POOL (12 X 20) IN A FRONT YARD (CORNER LOT); AREA VARIANCE FOR THE FRONT YARD SETBACK TO KEEP A PRIOR BUILT FRONT DECK (8 X 6) AND AN AREA VARIANCE FOR THE REAR YARD SETBACK TO KEEP A PRIOR BUILT REAR DECK (10 X 8’3”) ON THE RESIDENCE.

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BRIAN BARGER 18 INNIS AVENUE, NBGH

 (65-6-2) R-2 ZONE

VARIANCE (S):

AREA VARIANCES FOR INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO RAISE THE SECOND FLOOR ROOF AND TO BUILD A DECK (32 X 10) ON THE REAR OF THE DWELLING WHICH IS A FRONT YARD BASED ON THE UNKNOWN PAPER ROAD.

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**HELD OPEN FROM THE MAY 28TH, 2015 MEETING**

LEONARDO VILLACHICA 14 KNIGHTS CIRCLE, NBGH

 (108-4-13) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM REAR YARD SETBACK AND THE MAXIMUM LOT SURFACE COVERAGE TO KEEP A PRIOR BUILT POOL AND POOL DECK.

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**HELD OPEN FROM THE JANUARY 22ND, 2015 MEETING**

JOHN & CAROL HUDELSON 200 OAK STREET, NBGH

 (9-3-50.11) R-3 ZONE

INTERPRETATION AND/OR VARIANCE:

INTERPRETATION OF 185-15-A-1 AND/OR AN AREA VARIANCE FOR THE MAXIMUM ALLOWED HEIGHT OF ACCESSORY STRUCTURES TO BUILD A TWO-STORY GARAGE (40 X 30 X 19’6”).

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**OTHER BOARD BUSINESS**

RAYMOND QUINONES 40 DEVITO DRIVE, NBGH

 (23-2-32.2) R-3 ZONE