**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**JAMES E. MANLEY, JR., CHAIRPERSON Office: (845) 566-4901**

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

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

**AGENDA**

**THURSDAY, MARCH 24, 2016**

**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:**

GRACIANA IRIART & JOSEPH ZAINO 283 CARTER AVENUE, NBGH

 (26-4-24.1) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK TO ENLARGE AN EXISTING NON-CONFORMING COVERED FRONT PORCH ON THE RESIDENCE.

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GAIL MAC DONALD 3 RIDGEVIEW DRIVE, NBGH

 (98-1-14.3) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK FOR AN EXISTING DWELLING ON LOT #1 OF A TWO-LOT SUB-DIVISION APPLICATION BEFORE THE PLANNING BOARD.

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AUTO PARK REALTY LLC. 200 AUTO PARK PLACE, NBGH

 (HUDSON VALLEY CHRYSLER DODGE RAM) (97-2-11.2) I/B ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM ALLOWED AMOUNT OF SIGNAGE TO INSTALL SIGNAGE ON THE LOT.

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**HELD OPEN FROM THE JANUARY 28TH, 2016 MEETING**

DON & TAMMY MURPHY 299 LAKESIDE ROAD, NBGH

 (50-1-22) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED HEIGHT, THE MAXIMUM LOT BUILDING COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO ADD ON TO THE SECOND FLOOR, EXPAND THE EXISTING FIRST FLOOR AND ADD FRONT AND REAR COVERED PORCHES ON THE RESIDENCE.

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**HELD OPEN FROM THE FEBRUARY 25TH, 2016 MEETING**

MADISON ROSE PROPERTIES LLC. 16 MADRE DE CRISTO ROAD, WALLKILL

 (1-3-13) A/R ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO CONTINUE WITH THE CONSTRUCTION OF THE SINGLE-FAMILY DWELLING UNIT.

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**RESERVED DECISION FROM FEBRUARY 25, 2016**

SARA (EGAN) DAVIS 25 HOPEVIEW COURT, NBGH

 (23-2-44.2) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM HEIGHT, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, THE MAXIMUM ALLOWED FOUR VEHICLE STORAGE AND SHALL NOT BE CLOSER TO FRONTING STREET THAN THE MAIN BUILDING TO BUILD A THREE-CAR DETACHED GARAGE AND POOL HOUSE (36’6” X 52 X 21’6”) ON THE PREMISES.

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**RESERVED DECISION FROM FEBRUARY 25, 2016**

DRA FIDELCO NEWBURGH, LLC. 68 STEWART AVENUE, NBGH

 (97-1-47.2) R-3 ZONE

INTERPRETATION:

RECONSIDERATION OF THE REQUEST FOR AN INTERPRETATION AND THE ISSUANCE OF A SPECIAL PERMIT IN ACCORDANCE WITH SECTION 185-19-A-(3) TO PERMIT THE CONVERSION OF AN EXISTING BUILDING TO AN ACCESSORY STORAGE FACILITY FOR THE SOLE USE OF THE RENTAL COMMUNITY TENANTS RESIDING IN THE SUMMIT LANE AT NEWBURGH RENTAL COMMUNITY. THIS RECONSIDERATION IS BASED UPON NEWLY SUBMITTED INFORMATION.

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**RESERVED DECISION FROM NOVEMBER 24, 2015**

DRA FIDELCO NEWBURGH, LLC. 68 STEWART AVENUE, NBGH

 (97-1-47.2) R-3 ZONE

VARIANCE:

USE VARIANCE TO PERMIT THE CONVERSION OF AN EXISTING BUILDING TO AN ACCESSORY STORAGE FACILITY FOR THE SOLE USE OF THE RENTAL COMMUNITY TENANTS RESIDING IN THE SUMMIT LANE AT NEWBURGH RENTAL COMMUNITY. THE USE VARIANCE IS ONLY REQUIRED IF THE REQUEST FOR AN INTERPRETATION UNDER SECTION 185-19-A-(3) IS DENIED BY THE ZONING BOARD.

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