**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, MAY 26, 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:**

A. DUIE PYLE, INC. 1000 CORPORATE BLVD, NBGH

 (95-1-69.1) I/B ZONE

VARIANCE (S):

TWO USE VARIANCES FOR 185-7-F - A USE NOT SPECIFICALLY PERMITTED SHALL BE DEEMED TO BE PROHIBITED (1) TO INSTALL AN ELECTRIC FENCE AROUND THE PROPERTY AND (2) TO ERECT POLE MOUNTED SOLAR PANELS FOR THE ELECTRIC FENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ANTHONY DETORO 70 PATTON ROAD, NBGH

 (102-2-13) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO BUILD A POOL DECK THAT CONNECTS TO THE EXISTING HOUSE DECK.

­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

WENDY AFFRON 14 WINDING LANE, NBGH

 (80-2-10) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK TO EXTEND AND ENCLOSE AN EXISTING BREEZEWAY BETWEEN THE DWELLING AND THE GARAGE ON THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

JAMES & JOAN FAIRBANKS 4 STILLWATER LANE, NBGH

 (19-1-19.1) R-2 ZONE

VARIANCE (S):

AREA VARIANCES FOR (A) THE FRONT YARD SETBACK AND NO POOL SHALL

BE LOCATED IN A FRONT YARD TO KEEP THE PRIOR BUILT POOL (24’) AND POOL DECK (21’ X 17’) AND (B) NO SHED SHALL BE LOCATED IN A FRONT YARD TO KEEP THE PRIOR BULT SHED (10’ X 20’). (HAS TWO FRONT YARDS STILLWATER LANE AND VALLEY FORGE ROAD)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DANIEL MEJIAS 193 LAKESIDE ROAD, NBGH

 (52-12-6.2) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR POOLS SHALL BE LOCATED AT LEAST 10 FT. FROM ANY LOT LINE TO INSTALL AN ABOVE GROUND POOL (12 X 24) AT THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DAVID LOY SONG 18 STORI ROAD, NBGH

 (101-8-9) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO CONSTRUCT A FRONT DECK (6’6” X 4’) ON THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

DANIEL & ELISSA DICKINSON STILLHOLLOW ROAD, NBGH

 (6-1-12) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR N. Y. TOWN LAW 280-A - 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.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

DANIEL & CHRISTY MANN 37 EAST ROAD, WALLKILL

 (2-2-22.1) R/R ZONE

VARIANCE:

AREA VARIANCE FOR LOT #2 FOR THE FRONT YARD SETBACK OF AN EXISTING SINGLE-FAMILY DWELLING FOR A PROPOSED TWO-LOT SUBDIVISION BEFORE THE PLANNING BOARD.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**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.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_