ZBA MEETING – JULY 26, 2012 (Time Noted – 7:19 PM)

JAMES D. TURNER 340 LAKESIDE ROAD, NBGH

(28-3-5) R-1 ZONE

Applicant is seeking an area variance for increasing the degree of non-conformity (front yard setback) to build a covered front porch on the residence.

Chairperson Cardone: The next applicant James D. Turner, 340 Lakeside Road.

This applicant sent out twenty-five registered letters, twenty-four were returned. All the mailings and publications are in order.

Mr. Turner: Good evening.

Chairperson Cardone: Good evening, for the record state your and your request.

Mr. Turner: James D. Turner, 340 Lakeside Road, Newburgh, Town of Newburgh.

Chairperson Cardone: And then state your request.

Mr. Turner: I am requesting a variance to extend a non-conforming use porch eight feet to join an additional porch to make a wrap around porch.

Chairperson Cardone: And that would be, as you’re facing the house, on the right side of the house you would be joining it.

Mr. Turner: Yes, correct. There was an existing porch there which was the…it covered the whole front of the house and we added a family room onto the side of the house. There’s going to be a porch coming from the family room to the front of the house and just that 8-foot by 8-foot section we want to join together.

Mr. Maher: So the old front yard setback is 35-foot 4-inches?

Mr. Turner: I actually think it was 30-feet. Does it say 34, 35?

Chairperson Cardone: 35-foot, 4-inches.

Mr. Maher: The front…the one in the front of…

Mr. Turner: To the original front porch?

Mr. Maher: …right the one in the front…

Mr. Turner: Yes.

Mr. Maher: …facing Lakeside was…was a pre-existing porch?

Mr. Turner: Correct.

Mr. Maher: So that would be 35-foot four was the closest it was to the actual road.

Mr. Turner: Correct.

Mr. Maher: So what your asking for now is 37.7 or 38.5, that’s what the a…

Ms. Gennarelli: Mike.

Mr. Maher: …that corner would be.

Mr. Turner: A…I don’t think its increasing its actually decreasing it.

Mr. Maher: Right, no I understand.

Mr. Turner: Yes.

Mr. Maher: So you’re actually two to three feet further from the road than you were before.

Mr. Turner: Yes, if we extend the eight feet, if we’re allowed to extend the eight feet, yes.

Chairperson Cardone: Do we have any questions from the Board? Any questions or comments from the public?

Ms. Drake: I’ll make a motion to close the Public Hearing.

Mr. McKelvey: Second.

Ms. Gennarelli: Roll call.

John McKelvey: Yes

Brenda Drake: Yes

Ronald Hughes: Yes

Michael Maher: Yes

James Manley: Yes

Grace Cardone: Yes

Chairperson Cardone: Thank you.

Mr. Turner: Thank you.

(Time Noted – 7:23 PM)

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ZBA MEETING – JULY 26, 2012 (Resumption for decision: 7:33 PM)

JAMES D. TURNER 340 LAKESIDE ROAD, NBGH

(28-3-5) R-1 ZONE

Applicant is seeking an area variance for increasing the degree of non-conformity (front yard setback) to build a covered front porch on the residence.

Chairperson Cardone: On the application of James Turner at 340 Lakeside Road, this is a Type II Action under SEQRA. Do we have discussion on this application?

Mr. Manley: The applicant is seeking 8-feet by 8-feet to extend, correct? It was 8 by 8 so that’s 64 sq. ft. I mean that really isn’t a huge request. It is within the character of the neighborhood there. There’s a lot of houses with wraparound porches. I’m pretty comfortable with a…making a motion for that.

Mr. Hughes: That is a large parcel of land too and I believe it was built in late 1800’s, early 1900’s.

Mr. McKelvey: And they just did a nice rebuild (Inaudible) too.

Mr. Hughes: It is a (Inaudible) so, I’d agree with Mr. Manley. I’ll second that if he is going to move it.

Ms. Gennarelli: Were you the first Jim? He said that if…

Mr. Manley: Yes.

Ms. Gennarelli: Okay. Roll call.

John McKelvey: Yes

Brenda Drake: Yes

Ronald Hughes: Yes

Michael Maher: Yes

James Manley: Yes

Grace Cardone: Yes

Chairperson Cardone: The motion is carried.

PRESENT ARE:

GRACE CARDONE

JOHN MC KELVEY

BRENDA DRAKE

RONALD HUGHES

MICHAEL MAHER

JAMES MANLEY

ALSO PRESENT:

DAVID A. DONOVAN, ESQ.

BETTY GENNARELLI, ZBA SECRETARY

JOSEPH MATTINA, CODE COMPLIANCE

(Time Noted – 7:35 PM)