**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**THURSDAY, DECEMBER 27, 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:** **LOCATION:**

Rhona Chambers 16 O’Dell Circle, Newburgh

 51-5-5 R-1 Zone

VARIANCE: an area variance to rebuild the front porch, add a second story addition, raise the roof line and rebuild the decks and pergolas requires a front yard minimum setback of 50’ where 25.4 is proposed, one side yard minimum setback of 30’ where 1.5’ is proposed, combined side yard of 80’ where 12’ is proposed and a rear yard of 40’ where 0’ is proposed. The maximum building lot coverage is 10% where 45% is proposed and the maximum surface lot coverage 20% where 54% is proposed.

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**APPLICANTS:** **LOCATION:**

A Plus Auto 12 Little Lane Rd, Newburgh

 54-4-4.21 B Zone

VARIANCE: an area variance to utilize an existing commercial building on the premises for an auto repair garage and requesting area variances for the two structures on the site. A) an area variance for the front structure allowing a front yard setback of 25.2’ where 60’ is required and B) a rear yard area variance for the structure in the rear.

HELD OPEN FROM TUESDAY NOVEMBER 20TH MEETING

**APPLICANTS: LOCATION:**

Carl Pacella 1 Fleetwood Dr, Newburgh

 88-1-16 R-1 Zone

VARIANCE: an area variance for increasing the degree of non-conformity of the front yard on a corner lot to build a 12’ x 20’ rear deck. State roads require a minimum of 60’ in the front yard, there is an existing 12.6’. An area variance to exceed bulk table requirements of 20 percent building lot surface coverage where 28.33 percent increase is proposed.

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**APPLICANTS:** **LOCATION:**

Brian Chen & 39 S Plank Rd, Newburgh

Lixiao Xie 72-13-5 B-Zone

VARIANCE: an area variance to renovate an existing 2 story building for use as a licensed massage therapy and cosmetologist office. The existing building has a lot area of 13,335 sf where 15,000 is required, a lot width of 50’ where 100’ is required, a front yard setback of 30.1’ where 60’ is required a side yard setback of 4.4’ where 15’ is required and a combined side yard setback of 21.8’ where 30’ is required.

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**APPLICANTS:** **LOCATION:**

Robert Miller 22 Adonna Dr, Newburgh

 39-1-82 R-2 Zone

VARIANCE: an area variance to construct a 6’ 10’ deck on the side yard with a proposed 21’ where a minimum of 30’ is required.

OTHER BOARD BUSINESS

**APPLICANTS:** **LOCATION:**

Carol Hudelson 200 Oak St Newburgh

 9-3-50.11 R-3 Zone

Request for re-evaluation of application/vote from October 25, 2018 meeting.