**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, FEBRUARY 25, 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.**

**\*\*\*Other Board Business\*\*\* Swearing in of ZBA Board Member Darrin J. Scalzo**

**to occur at commencement of the meeting**

**APPLICANTS:** **LOCATIONS:**

MAHO BAY REALTY, LLC. 1 POWELTON ROAD, NBGH

 (80-6-7) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARDS SETBACKS ON POWELTON ROAD AND NORTH PLANK ROAD (NYS ROUTE 32), THE MINIMUM LOT AREA AND THE MINIMUM LOT WIDTH FOR ADDITIONS AND RENOVATIONS TO AN EXISTING BUILDING TO BUILD A THREE-STORY PEDIATRIC DENTAL OFFICE.

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DAWN & PAUL McDOWELL 33 BRIARWOOD CRESCENT, NBGH

 (88-3-3) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM BUILDING COVERAGE, THE MAXIMUM LOT SURFACE COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO KEEP A PRIOR BUILT ADDITION AND REAR DECK ON THE RESIDENCE.

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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 .

DAVID RHODES 50 FIFTH AVENUE, NBGH

 (73-1-24) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE MINIMUM SIDE YARD SETBACK TO KEEP THE PRIOR BUILT BREEZEWAY ADDITION CONNECTING AN ACCESSORY BUILDING (GARAGE) TO THE RESIDENCE.

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LAURIE BUTLER/KENNY VAN GORP 15 WINTERGREEN AVENUE, NBGH

 (67-3-7) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO CONSTRUCT A COVERED FRONT PORCH (6 X 10) ON THE RESIDENCE.

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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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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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**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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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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