**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**THURSDAY, July 25, 2019**

**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:**

William Holmes 38 Laurie Ln, Newburgh

40-2-8 R-3 Zone

VARIANCE: An area variance to build a 16’ x 29.25’ addition with a front yard setback of 37.9’ where 50’ is required and a second front yard setback of 45.8’ where 50’ is required.

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Barbara Reich 90 Mountain View Ave, Newburgh

14-1-26 RR Zone

VARIANCE: An area variance to keep a 6’ x 10’ front deck built without a permit and increasing the degree on non-conformity of the front yard with a minimum of 45’ where 60’ is required, one side yard of 14’ where 50’ is required and combined side yards of 44’ where 100’ is required.

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349 S Plank Rd LLC 349 S Plank Rd, Newburgh

(Michael Zappone) 47-1-80.1 B Zone

VARIANCE: An area variance to utilize the premises for a transportation services business with a rear yard setback of 17 ft where 30 ft is required and a side yard setback of 13 ft where 15 ft is required.

**APPLICANTS: LOCATION:**

Gloria Smith-Trapani 9 Libra Ln, Wallkill

1-2-7.2-11 AR Zone

VARIANCE: An area variance to build a 40’ x 30’ x 18’ accessory building where there’s an existing 440 sf of accessory structure and a building height of 18’ where 15’ is the maximum allowed. Maximum allowed vehicle storage is 4 vehicles and no building shall project closer than the fronting street.

**Held open from June 27, 2019 meeting**

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

Brennan Gasparini 1064 Rte 32, Wallkill

2-2-3 RR Zone

VARIANCE: An area and use variance to reinstate a non-conforming use of a second single family dwelling unit on a single lot. (1) Bulk table schedule 1 permits only 1 dwelling unit per lot, (2) non-conforming buildings shall have 1 year to be restored after damage and (3) the use shall not be reestablished if discontinued for 1 year or more. There is an existing 2.3’ on the side yard where 50’ is required.