**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, APRIL 27, 2017**

**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:**

RANNE, LLC.-RICHARD SOLOMONS 5349, 5351, 5359 ROUTE 9W, NBGH

 (9-3-22.1, 22.2, 23) B/SSO ZONE

VARIANCE:

AREA VARIANCE FOR THE NON-CONFORMING FRONT YARD SETBACK OF THE EXISTING KENNEL BUILDING FOR THE PROPOSED NEW CONSTRUCTION OF A PET HOTEL AND DAY CARE CENTER AND LOT LINE CHANGE APPLICATION BEFORE THE PLANNING BOARD.

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SARA EGAN-DAVIS 25 HOPEVIEW COURT, NBGH

 (23-2-44.2) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS TO ADD AN ADDITIONAL 85 SQ. FT. (8’6” X 10’) TO A PREVIOUSLY ZBA APPROVED ACCESSORY BUILDING.

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MICHAEL AMOIA 30 McCALL PLACE, NBGH

 (23-2-11) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM LOT SURFACE COVERAGE TO KEEP PRIOR BUILT ACCESSORY STRUCTURES (400 SQ. FT. L-SHAPE POOL HOUSE) AND THE PRIOR BUILT GAZEBO (12 FT.) AND ALSO AREA VARIANCE FOR THE GAZEBO SHALL BE LOCATED 10 FT. FROM THE MAIN DWELLING .

**RESERVED DECISION FROM THE FEBRUARY 23, 2017 MEETING**

TROON PROPERTIES, INC. BESSIE LANE/OLD POST ROAD, NBGH

 (8-1-97) A/R ZONE

VARIANCE:

USE VARIANCE FOR A USE FOR 185-83 SOLAR FARMS SHALL BE PERMITTED IN

AN I (INDUSTRIAL) DISTRICT TO CREATE TWO SOLAR “ELECTRIC GENERATING” FARMS IN A RESIDENTIAL DISTRICT. (FOR A TWO-LOT SUBDIVISION BEFORE THE PLANNING BOARD).

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TROON PROPERTIES, INC. BESSIE LANE/OLD POST ROAD, NBGH

 (8-1-97) A/R ZONE

VARIANCE (S):

AREA VARIANCES (SHOULD A USE VARIANCE BE GRANTED BY THE ZBA) - LOT #1 - LOT AREA, LOT WIDTH, LOT DEPTH, FRONT YARD SETBACK, REAR YARD SETBACK, ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK; LOT #2 - LOT AREA, LOT WIDTH, LOT DEPTH, FRONT YARD SETBACK, REAR YARD SETBACK, ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK OF A TWO-LOT SUBDIVISION TO CREATE TWO SOLAR “ELECTRIC GENERATING” FARMS FOR A TWO-LOT SUBDIVISION APPLICATION BEFORE PLANNING BOARD.

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**OTHER BOARD BUSINESS**

CUMBERLAND FARMS, INC. 270 ROUTE 17K, NBGH

 (86-1-14 & 86-1-15)