**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, AUGUST 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.**

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

LINDSEY TIBBETTS 59 EAST ROAD, WALLKILL

 (2-2-46) R/R ZONE

VARIANCE:

AREA VARIANCES FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE REAR YARD SETBACK AND ONE SIDE YARD SETBACK TO BUILD A SECOND STORY ADDITION ON THE RESIDENCE.

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AMELIA J. PRATO 603 SOUTH PLANK ROAD, NBGH

 (48-3-16) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE COMBINED SIDE YARDS SETBACK TO BUILD A REAR/SIDE ADDITION (20 X 24) ON THE RESIDENCE.

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MICHAEL TISKOWITZ 16 SARATOGA ROAD, NBGH

 (19-5-9) R-2 ZONE

VARIANCE:

AREA FOR THE REAR YARD SETBACK TO BUILD A (14 X 16) OPEN REAR DECK ON THE RESIDENCE.

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

JOSE ROJAS 13 LINDA DRIVE, NBGH

 (25-7-6) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR NO POOL SHALL BE LOCATED IN A FRONT YARD TO INSTALL A 16’ X 32’ IN-GROUND SWIMMING POOL AT THE RESIDENCE (HAS TWO FRONT YARDS LINDA DRIVE AND RIVER ROAD).

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RONALD A. WILSON 7 HILL RUN ROAD, NBGH

 (73-11-11) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR NO POOL SHALL BE LOCATED IN A FRONT YARD TO INSTALL A 19’ X 31’ ABOVE GROUND POOL WITH A BUILT IN DECK AT THE RESIDENCE (HAS TWO FRONT YARDS HILL RUN ROAD AND WALL STREET).

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NICHOLAS CHRISTIANO 1 GREINER ROAD, NBGH

 (7-1-22.21) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR 185-81-D-3-ii - ALL GROUND MOUNTED SOLAR PANELS SHALL HAVE A 250 FT. FRONT YARD SETBACK, A MINIMUM 30 FT. SIDE YARD SETBACK AND A MINIMUM 50 FT. REAR YARD SETBACK TO ERECT GROUND MOUNTED SOLAR PANELS AT THE RESIDENCE.

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RAM HOTELS, INC. / AUTO PARK PLACE/UNITY PLACE, NBGH

 NEWBURGH AUTO PARK LLC. (97-2-37) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR 185-27-C-1 - THE SITE MUST HAVE PRINCIPAL FRONTAGE ON A STATE OR COUNTY HIGHWAY AND THE MAXIMUM 50 FT. BUILDING HEIGHT TO CONSTRUCT A 5-STORY, 112 ROOM HOTEL.

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

DANIEL HESIDENCE 28 WARING ROAD, NBGH

 (65-3-13) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE REAR YARD SETBACK, ONE SIDE YARD SETBACK, THE COMBINED SIDE YARDS SETBACK AND THE MAXIMUM LOT BUILDING COVERAGE TO CONVERT A GARAGE TO A 1-FAMILY RESIDENCE.

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 **HELD OPEN FROM THE JULY 28TH, 2016 MEETING**

RONALD COLANDREA 5344 ROUTE 9W, NBGH

 (9-3-31) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED (4) FOUR VEHICLE STORAGE TO CONSTRUCT AN ACCESSORY BUILDING (60 X 42 X 24’4”).

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**HELD OPEN FROM THE JUNE 23RD & JULY 28TH, 2016 MEETINGS**

ESTATE OF JAMES A. FISCHER 2 FLETCHER DRIVE, NBGH

 (JENNIFER FISCHER) (94-1-13.2) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT WIDTH, THE MINIMUM LOT AREA

AND ONE SIDE YARD SETBACK FOR A SITE PLAN APPLICATION BEFORE THE PLANNING BOARD TO ALLOW A PET BOARDING FACILITY TO OPERATE ON A SEPARATE NON-CONFORMING LOT.

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MELISSA COSTA & JOHN TAYLOR 1 DISANO DRIVE, NBGH

 (34-1-1.2) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED (4) FOUR VEHICLE STORAGE TO CONSTRUCT AN ACCESSORY BUILDING (24 X 50 X 23).

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