**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**

**TUESDAY, DECEMBER 22, 2015**

**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:**

ROSARIA PUZZILLO 14 BREEZY KNOLL DRIVE, NBGH

 (81-3-1.2) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD SETBACK (BREEZY KNOLL DRIVE) AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK (I-84) TO KEEP A PRIOR BUILT ATTACHED GARAGE (24 X 26) ON THE RESIDENCE (HAS TWO FRONT YARDS).

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JAMES TURNER 340 LAKESIDE ROAD, NBGH

 (28-3-5) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND ACCESSORY STRUCTURES SHALL BE LOCATED IN A SIDE OR REAR YARD TO KEEP A PRIOR BUILT GAZEBO (12 X 12).

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JAMES TURNER 340 LAKESIDE ROAD, NBGH

 (28-3-5) R-1 ZONE

VARIANCE:

USE VARIANCE FOR THE ALLOWED MAXIMUM OF ONE DWELLING UNIT PER LOT AND 185-19-B, NON-CONFORMING BUILDINGS SHALL NOT BE MODIFIED IN ANY WAY EXCEPT AS LISTED IN 185-19-B-2 TO KEEP THE PRIOR BUILT BARN AND CONVERT INTO A THIRD DWELLING UNIT .

BOB HOLMES/WTF NY 979 & 983 ROUTE 32, NBGH

 (2-1-42 & 2-1-46) R/R ZONE

VARIANCE:

AREA VARIANCE FOR THE LOT WIDTH OF A PROPOSED LOT (2-1-42) FOR A LOT LINE CHANGE APPLICATION BEFORE THE PLANNING BOARD.

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THOMAS C. WEDDELL 6 HERITAGE LANE, ROCK TAVERN

 (89-1-10.1) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA AND THE MINIMUM FRONT YARD SETBACK FOR AN EXISTING SINGLE-FAMILY DWELLING ON PARCEL 89-1-10.1 ON AN APPLICATION BEFORE THE PLANNING BOARD FOR LOT LINE CHANGES AMONG FOUR LOTS AT 6, 7, 12 AND 14 HERITAGE LANE, ROCK TAVERN 89-1-10.1, 10.2, 77.1 AND 77.2).

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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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