**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**JOHN McKELVEY, VICE CHAIRPERSON Office: (845) 566-4901**

**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

**Email:** [**zoningboard@townofnewburgh.org**](mailto:zoningboard@townofnewburgh.org)

**AGENDA**

**THURSDAY, FEBRUARY 23, 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:**

TOWN OF NEWBURGH - 2102 ROUTE 300 (3-1-21.31) & PLANK ROAD, N.,

CODE COMPLIANCE DEPT. (3-1-21.61) WALLKILL A/R ZONE

INTERPRETATION:

INTERPRETATION IF ON-SITE USES AND/OR ACTIVITIES FALL WITHIN THE INTENDED SCOPE AND BE PERMITTED UNDER THE ZONING BOARD OF APPEALS’ MARCH 11, 1982 DECISION AND RESOLUTION WHICH GRANTED A USE VARIANCE TO PERMIT THE OPERATION OF A FUEL TANK LINING BUSINESS.

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ROBERT G. CELENTANO 1 ROCKWOOD DRIVE, NBGH

(77-9-5) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO CONSTRUCT A FRONT PORCH (8’ X 20’) ON THE RESIDENCE.

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

**HELD OPEN FROM THE DECEMBER 22, 2016 & JANUARY 26, 2017 MEETINGS**

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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THOMAS AMODEO, JR. 516 LAKESIDE ROAD, NBGH

(14-3-2.1) R-1 ZONE

VARIANCE:

USE VARIANCE FOR BULK TABLE-SCHEDULE 3 - ONLY (1) ONE DWELLING UNIT PER LOT IS PERMITTED; THE 2001 ZBA VARIANCE FOR THIS STRUCTURE REQUIRED THE SECOND FLOOR OF THE GARAGE TO BE USED FOR STORAGE ONLY AND APPLICANTS SEEKS A VARIANCE TO KEEP THE PRIOR BUILT 1400 SQ. FT. DWELLING UNIT OVER THE GARAGE.

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

**HELD OPEN FROM THE NOV. 22, DEC. 22, 2016 & JAN. 26, 2017 MEETINGS**

**THIS APPLICATION WILL BE HEARD MARCH 23, 2017**

CHEN GROUP LLC.-XIANG ZHEN CHEN 101 N. PLANK ROAD (RTE 32), NBGH

(75-1-8) B ZONE

VARIANCE (S):

USE VARIANCE FOR THE BULK TABLE-SCHEDULE 7 ~ ALLOWS EXISTING SINGLE FAMILY DWELLING UNITS AND 185-19-A-4 ~ A NON-CONFORMING USE SHALL NOT BE RE-ESTABLISHED IF SUCH USE HAS BEEN DISCONTINUED FOR 1 YEAR TO KEEP A PRIOR BUILT 3 BEDROOM DWELLING UNIT (LIVING SPACE) ABOVE THE PROPOSED RESTAURANT.

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**OTHER BOARD BUSINESS**

AMELIA PRATO 603 SOUTH PLANK ROAD, NBGH

(48-3-16) R-1 ZONE