**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, JUNE 22, 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:**

KEVIN DE GROAT & MARCO ANTONIO 78 FOREST RD, WALLKILL (3-1-33.22)

 SMITH - REGINA SHANTA SEXTON & 68 FOREST ROAD, WALLKILL

 (3-1-33.11) A/R ZONE

VARIANCE:

AREA VARIANCE FOR ONE SIDE YARD SETBACK OF AN EXISTING DWELLING (AT 78 FOREST ROAD 3-1-33.22) FOR A LOT LINE CHANGE APPLICATION BEFORE THE PLANNING BOARD.

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MICHELLE HIERONYMI & MICHAEL 32 D’ALFONSO ROAD, NBGH

 CERONE, JR. (100-5-50.1) R-2 ZONE

VARIANCE:

AREA VARIANCES FOR THE TOTAL SQUARE FOOTAGE OF ACCESSORY STRUCTURES BY FORMULA AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE SIDE YARD SETBACK TO KEEP A PRIOR BUILT ADDITION TO THE ACCESSORY BUILDING (GARAGE).

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**HELD OPEN FROM THE MAY 25, 2017 MEETING**

JOHN ABRAMS 370 LAKESIDE ROAD, NBGH

 (28-1-19) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, THE MAXIMUM HEIGHT, THE MAXIMUM LOT SURFACE COVERAGE AND THE MAXIMUM ALLOWED (4) FOUR VEHICLE STORAGE TO BUILD AN ACCESSORY BUILDING (56 X 60 X 24).

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ROBERT WEBB-ADVANCED PARKVIEW STREET S, NBGH

 MODULARS LLC. (52-15-11.2) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, MINIMUM FRONT YARD SETBACK, MINIMUM ONE SIDE YARD SETBACK, MINIMUM COMBINED SIDE YARDS SETBACK, MAXIMUM LOT BUILDING COVERAGE AND THE MAXIMUM LOT SURFACE COVERAGE TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING.

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NICOLE & TROY MESSNER 109 HIGHLAND AVENUE, NBGH

 (67-6-6) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO KEEP THE PRIOR BUILT SCREENED PORCH THAT WAS CONVERTED INTO HABITABLE SPACE.

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