**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**GRACE CARDONE, CHAIRPERSON Office: (845) 566-4901**

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

 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**THURSDAY, MARCH 26, 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:**

LOWITT VENTURES, LLC. 444 QUAKER STREET, WALLKILL

 (11-1-12.1) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO REDUCE SIZE OF THE PRIOR BUILT ACCESSORY BUILDING TO 30 X 48.

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EUGENIA FERRARI-FALIN 35 ODELL CIRCLE, NBGH

 (51-2-25) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM FRONT YARD SETBACK (ODELL CIRCLE), THE MAXIMUM LOT BUILDING COVERAGE, THE MAXIMUM LOT SURFACE COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK (OLD SOUTH PLANK ROAD) TO BUILD AN L-SHAPED COVERED FRONT PORCH (34’4” X 11’7”) ON THE RESIDENCE.

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BARBARA COLANDREA 122 HOLMES ROAD, NBGH

 (6-3-15) A/R ZONE

VARIANCE:

AREA VARIANCE FOR 185-38-C-2 FOR THE MINIMUM LOT AREA REQUIREMENT

TO KEEP A PRIOR BUILT ACCESSORY APARTMENT IN THE RESIDENCE .

JR & RAY LLC. - 1413 ROUTE 300, NBGH

 RHINEBECK REALTY LLC. (MAVIS) (60-3-40.2) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE 25 FOOT ENTRANCE REQUIREMENT AND THE MINIMUM LOT SIZE TO CONSTRUCT A TIRE CENTER FACILITY, RETAIL FACILITY AND RESTAURANT ON THE PREMISES.

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DAVID KRYWOSA 762 ORCHARD DRIVE, WALLKILL

 (1-1-133.2) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, THE MAXIMUM ALLOWED HEIGHT AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO BUILD AN ACCESSORY BUILDING (20 X 20 X 21 SHED).

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NICHOLAS COPPOLA 2211 ROUTE 300, WALLKILL

 (3-1-1.1) A/R ZONE

INTERPRETATION AND/OR VARIANCE:

INTERPRETATION OF BULK TABLE-SCHEDULE 2 AND/OR AN AREA VARIANCE FOR THE REAR YARD SETBACK TO BUILD A TWO-STORY REAR ADDITION

(12 X 15) ON THE RESIDENCE.

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**HELD OPEN FROM THE FEBRUARY 26TH, 2015 MEETING**

MICHAEL & JOANNE WRIGHT 16 ACORN DRIVE, WALLKILL

 (4-1-56.3) R / R ZONE

VARIANCE:

AREA VARIANCE FOR AN ACCESSORY STRUCTURE CLOSER TO THE FRONTING STREET THAN THE MAIN DWELLING TO BUILD AN ACCESSORY BUILDING (12 X 20 SHED).

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**HELD OPEN FROM THE JANUARY 22ND, 2015 MEETING**

JOHN & CAROL HUDELSON 200 OAK STREET, NBGH

 (9-3-50.11) R-3 ZONE

INTERPRETATION AND/OR VARIANCE:

INTERPRETATION OF 185-15-A-1 AND/OR AN AREA VARIANCE FOR THE MAXIMUM ALLOWED HEIGHT OF ACCESSORY STRUCTURES TO BUILD A TWO-STORY GARAGE (40 X 30 X 19’6”).

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