**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, MAY 25, 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:**

ORLANDO & ADRIANA SILVA 136 N DIX AVENUE, NBGH

 (73-7-1.1) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR ACCESSORY BUILDINGS MAY BE LOCATED IN A SIDE OR REAR YARD TO KEEP A PRIOR BUILT ACCESSORY BUILDING (10 X 12 SHED) (HAS TWO FRONT YARDS N DIX AVENUE AND WILSON AVENUE).

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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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**HELD OPEN FROM THE APRIL 27, 2017 MEETING**

MICHAEL AMOIA 30 McCALL PLACE, NBGH

 (23-2-11) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM LOT SURFACE COVERAGE TO KEEP PRIOR BUILT ACCESSORY STRUCTURES (400 SQ. FT. L-SHAPE POOL HOUSE) AND THE PRIOR BUILT GAZEBO (12 FT.)

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**OTHER BOARD BUSINESS**

LEONARDO VILLACHICA 14 KNIGHTS CIRCLE, NBGH

 (108-4-13) R-1 ZONE

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RODNEY VILLELLA & 2 NORTH END ROAD, NBGH

 AMY BARTOLETTI (51-1-3.2) R-1 ZONE