**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**AGENDA**

**Tuesday November 20, 2018**

**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:**

Carl Pacella 1 Fleetwood Dr, Nbrg

88-1-16 R-1 Zone

VARIANCE: An area variance for increasing the degree of non-conformity of the front yard on a corner lot to build a 12’ x 20’ rear deck. State roads require a minimum of 60’ in the front yard, there is an existing 12.6’. An area variance to exceed bulk table requirements of 20 percent building lot surface coverage where 28.33 percent increase is proposed.

**APPLICANTS: LOCATIONS:**

Brian Chen & 39 South Plank Rd, Nbrg

Lixiao Xie 72-13-5 B-Zone

VARIANCE: To renovate an existing 2 story building for use as a licensed massage therapy and cosmetologist office. The existing building has a lot area of 13,335 sf where 15,000 is required, a lot width of 50’ where 100’ is required, a front yard setback of 30.1’ where 60’ is required a side yard setback of 4.4’ where 15’ is required and a combined side yard setback of 21.8’ where 30’ is required.

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

Robert Miller 22 Adonna Dr, Nbrg

39-1-82 R-2 Zone

VARIANCE: An area variance to construct a 6’ x 10’ deck where a minimum of 30’ on

the side yard is required.

**HELD OPEN FROM THURSDAY OCTOBER 25, 2018 MEETING**

**APPLICANTS: LOCATIONS:**

Kenneth Duxbury 9 Smith Ave, Nbrg

32-7-3 R-1 Zone

VARIANCE: To construct a 13’ x 6’ front deck with a 5’ x 6’ landing with a combined side yard of 61’ where 80’ is required and a front yard of 17’ where 50’ is required.