**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, APRIL 23, 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:**

C D & SONS CONSTRUCTION CORP. 12 BANNERMAN VIEW DRIVE, NBGH

 (22-4-6) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR LOT #1 (BUILDING PERMIT # 13-0428) FOR ONE SIDE YARD SETBACK AND THE MINIMUM LOT WIDTH AND FOR LOT #2 FOR THE MINIMUM LOT WIDTH FOR A PROPOSED TWO-LOT SUBDIVISION.

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JAMES B. ANDERSON 153 FOSTERTOWN ROAD, NBGH

 (43-1-1.2) R-2 ZONE

INTERPRETATION AND/OR VARIANCE:

INTERPRETATION OF 185-30 AND/OR AN AREA VARIANCE TO ALLOW THE PARKING OF A COMMERCIAL VEHICLE (GREATER THAN 16,500 LBS) OUTSIDE

OF A GARAGE OR CARPORT AT THE RESIDENCE.

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DAVID MARUCO 280 FOSTERTOWN ROAD, NBGH

 (20-1-21) R-2 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, THE MAXIMUM HEIGHT OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO BUILD AN ACCESSORY STRUCTURE (1168’ X 21 TWO-STORY DETACHED GARAGE) .

BRIDGET ZAPPONE 35 LATTINTOWN ROAD, NBGH

 (9-3-12.2) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR ACCESSORY BUILDINGS SHALL BE LOCATED IN A SIDE

OR REAR YARD TO KEEP A PRIOR BUILT ACCESSORY BUILDING (22’ X 24’ X 10’ GARAGE) IN A FRONT YARD.

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WILLIAM LODGE 2 PLATTEKILL TURNPIKE, NBGH

 (60-2-37.1) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR A PRIOR BUILT ACCESSORY APARTMENT - 185-38-C-(2) - THE LOT SHALL MEET THE REQUIREMENTS OF THE ZONING DISTRICT FOR A SINGLE-FAMILY DWELLING; THE PRIOR BUILT ADDITION - MINIMUM LOT AREA, MINIMUM REAR YARD SETBACK, MINIMUM ONE SIDE YARD SETBACK AND THE MINIMUM COMBINED SIDE YARDS SETBACK TO KEEP THE PRIOR BUILT ACCESSORY APARTMENT AND ADDITION ON THE RESIDENCE. AND PRIOR BUILT ACCESSORY BUILDINGS - THE 12 X 9 - ACCESSORY BUILDING SHALL BE SET BACK 10 FT. FROM THE MAIN DWELLING AND FOR BOTH THE 12 X 9 AND THE 10 X 12 - ACCESSORY BUILDINGS SHALL BE SETBACK 5 FT. FROM THE REAR PROPERTY LINE AND SHALL NOT OCCUPY MORE THAN 10% OF THE YARD AREA TO KEEP THE PRIOR BUILT ACCESSORY STRUCTURES.

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

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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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 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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