**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@hvc.rr.com**

**AGENDA**

**THURSDAY, FEBRUARY 28, 2013**

**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:**

JOSE L. & MARIA PEREZ 8 HOLIDAY PARK, NBGH

 (88-5-2) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO KEEP THE EXISTING REAR DECK.

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ANITA DARRAH 5261 ROUTE 9W, NBGH

 (25-2-3) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE FOR ACCESSORY APARTMENTS, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS, THE MAXIMUM ALLOWED HEIGHT OF ACCESSORY BUILDINGS AND SHALL NOT INCREASE THE DEGREE OF NON-CONFORMITY (TO THE SIDE PROPERTY LINE) TO KEEP A PRIOR BUILT 2ND FLOOR ACCESSORY APARTMENT.

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DANIEL HESIDENCE 28 WARING ROAD, NBGH

 (65-3-13) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE REAR YARD SETBACK, ONE SIDE YARD SETBACK, THE COMBINED SIDE YARDS SETBACK AND THE MAXIMUM LOT BUILDING COVERAGE TO CONVERT A GARAGE TO A 1-FAMILY RESIDENCE.

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GREENWOOD GARDENS, LLC. 15 CROSSROADS COURT, NBGH

 (HILTON GARDEN INN) (95-1-45.22, 45.12) I / B ZONE

VARIANCE (S):

AREA VARIANCES FOR 185-14-B-1-(c) THE TOTAL SIGNAGE ALLOWED FOR SIGNAGE ANNOUNCING A BUSINESS INCLUDING FREESTANDING OR ATTACHED SIGNS AND 185-14-B-2-(a) FOR ONE FREESTANDING IDENTIFICATION SIGN AT EACH POINT OF ACCESS HAVING AN AREA OF NOT MORE THAN (3) THREE SQUARE FEET APIECE AND 185-14-B-2-(b) FOR FREESTANDING INTERNAL DIRECTIONAL SIGNS HAVING AN AREA OF NOT MORE THAN (3) THREE SQUARE FEET APIECE AND ERECTING A SIGN LESS THAN (15) FIFTEEN FEET FROM ANY STREET LINE TO ERECT SIGNAGE AT THE HILTON GARDEN INN.

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**HELD OPEN FROM JANUARY 24TH MEETING**

ZEF GJURASHAJ 34 PLANK ROAD, NBGH

 (84-2-1.1) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, THE FRONT YARD SETBACK (STONE STREET), THE FRONT YARD SETBACK (PLANK ROAD), THE SIDE YARD SETBACK, THE MINIMUM LOT WIDTH AND THE MINIMUM LOT DEPTH TO CONVERT AN EXISTING RESIDENCE INTO AN 80-SEAT RESTAURANT.

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**THIS APPLICATION (JOHN K. JOHN) HAS BEEN WITHDRAWN 2-28-13**

JOHN K. JOHN LAURIE LANE, NBGH

 (40-3-3 & 40-3-10) R-1 ZONE

INTERPRETATION &/OR VARIANCE (S):

INTERPRETATION OF 185-18 (A) (1) AND 185-18 (C) (3) AND/OR

AREA VARIANCES FOR THE MINIMUM LOT AREA, THE MINIMUM LOT WIDTH, ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO COMBINE TWO NON-CONFORMING LOTS TO BUILD A SINGLE-FAMILY RESIDENCE ON THE COMBINED LOTS.

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