**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**](mailto:zoningboard@hvc.rr.com)

**AGENDA**

**THURSDAY, JULY 24, 2014**

**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:**

JIN KANJANAKIRITUMRONG-GRABEK 349 MEADOW AVENUE, NBGH

(66-2-3) I / B ZONE

VARIANCE:

USE VARIANCE TO ALLOW A PERSONAL SERVICE BUSINESS IN AN I / B ZONE

TO CONVERT AN EXISTING SINGLE-FAMILY DWELLING INTO A HAIR SALON.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

JIN KANJANAKIRITUMRONG-GRABEK 349 MEADOW AVENUE, NBGH

(66-2-3) I / B ZONE

VARIANCE (S):

AREA VARIANCES FOR ONE SIDE YARD SETBACK, THE COMBINED SIDE YARDS SETBACK, MINIMUM LOT WIDTH, MINIMUM LOT AREA AND THE TEN FOOT REQUIRED SETBACK OF ACCESSORY STRUCTURES TO CONVERT AN EXISTING SINGLE-FAMILY DWELLING INTO A HAIR SALON IN AN I / B ZONE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

JOHN & CAROL HUDELSON 200 OAK STREET, NBGH

(9-3-50.11) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED HEIGHT OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES TO BUILD A TWO-STORY GARAGE (40 X 30 X 23’ 8.5”).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CHRISTOPHER & JENNIFER ORPHAL 213 MOUNTAIN VIEW AVENUE, WALLKILL

(4-1-43) R / R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE REAR YARD SETBACK, ONE SIDE YARD SETBACK, THE COMBINED SIDE YARDS SETBACK, THE MAXIMUM ALLOWED LOT BUILDING COVERAGE AND THE MAXIMUM ALLOWED LOT SURFACE COVERAGE TO BUILD A TWO-STORY ADDITION ON THE RESIDENCE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

5182 ROUTE 9W, LLC. 5184 & 5182 ROUTE 9W, NBGH

(DEPEW ENERGY COMPANY) (43-5-42 & 41.2) B-LHI O ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO BUILD A STORAGE ADDITION ON THE EXISTING BUILDING.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

JOHN W. CURTIS 12 ROSALINE LANE, NBGH

(111-2-24.1) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES TO BUILD A ONE-STORY GARAGE (30 X 24).

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

WEBB PROPERTIES, INC. ROUTE 17K/AUTO PARK PLACE

& 801 AUTO PARK PLACE, NBGH

(97-2-35 & 43) I / B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD SETBACK AND THE REQUIRED 35 FT. SETBACK FROM STATE HIGHWAYS 185-18 C (4)-(c) TO CONSTRUCT A NEW AUTOMOBILE DEALERSHIP.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**HELD OPEN FROM THE JUNE 26TH, 2014 MEETING**

LZL EQUITIES LLC. 301 ROUTE 32, NBGH

(DUNKIN DONUTS) (14-1-43) B ZONE

INTERPRETATION:

INTERPRETATION OF ARTICLE II DEFINITIONS 185-3 - DEFINITIONS; WORD USAGE - CONVENIENCE STORE, DRIVE-UP ESTABLISHMENT, EATING AND DRINKING PLACE, FOOD PREPARATION SHOP AND RESTAURANT FOR A DUNKIN DONUT SHOP IN A BUSINESS (B) ZONE.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**RESERVED DECISION FROM THE OCTOBER 24TH, 2013 MEETING**

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.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_