**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, MAY 28, 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:**

NANCY DePALMA & MIKE DePALMA 10 HAANS COURT, WALLKILL

 (2-3-34) R/R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO KEEP TWO PRIOR BUILT ACCESSORY STRUCTURES (A - 40x20x15 REAR YARD SHED) & (B - 40x20x15 FRONT YARD SHED) AND ALSO FOR ACCESSORY STRUCTURE (B) A VARIANCE FOR SUCH BUILDING SHALL NOT PROJECT CLOSER TO THE FRONTING STREET THAN THE MAIN BUILDING.

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BIRKS REALTY INC. 200 AUTO PARK PLACE, NBGH

 (97-2-11.2) I / B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD LANDSCAPE BUFFER OF 35 FEET AND THE REQUIRED BUFFER FROM THE IB ZONE TO THE ADJACENT R-2 RESIDENTIAL ZONING DISTRICT TO EXPAND THE SHOWROOM AND SERVICE BUILDING OF THE AUTOMOBILE DEALERSHIP (HUDSON VALLEY CHRYSLER DODGE JEEP RAM).

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

TARSIO FAMILY LIMITED 283 FOSTERTOWN ROAD, NBGH

 (39-1-21.1) R-2 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, THE MAXIMUM HEIGHT OF ACCESSORY STRUCTURES AND AN ACCESSORY STRUCTURE CLOSER TO THE STREET THAN THE FRONT OF THE MAIN BUILDING TO KEEP AN EXISTING ACCESSORY BUILDING (BARN) FOR A PROPOSED (5) FIVE-LOT SUBDIVISION.

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HARSHIDHI, INC./MANJU BAPODRA 5202 ROUTE 9W, NBGH

 (BUDGET INN) (27-2-21.2) B/LHI ZONE

VARIANCE (S):

AREA VARIANCES FOR THE REAR YARD SETBACK, ONE SIDE YARD SETBACK, THE COMBINED SIDE YARDS SETBACK, THE MINIMUM LOT WIDTH, THE MINIMUM LOT AREA AND THE 15 FT. SETBACK FOR THE FREE-STANDING SIGN TO BUILD AN ADDITION ON THE MOTEL PREMISES TO BE USED FOR MOTEL SUPPLY RELATED STORAGE.

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LEONARDO VILLACHICA 14 KNIGHTS CIRCLE, NBGH

 (108-4-13) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM REAR YARD SETBACK AND THE MAXIMUM LOT SURFACE COVERAGE TO KEEP A PRIOR BUILT POOL AND POOL DECK.

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

**HELD OPEN FROM THE APRIL 23RD , 2015 MEETING**

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 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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