**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**JAMES E. MANLEY, JR., CHAIRPERSON Office: (845) 566-4901**

**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**TUESDAY, NOVEMBER 22, 2016**

**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:**

CHEN GROUP LLC.-XIANG ZHEN CHEN 101 N. PLANK ROAD (RTE 32), NBGH

 (75-1-8) B ZONE

VARIANCE (S):

USE VARIANCE FOR THE BULK TABLE-SCHEDULE 7 ~ ALLOWS EXISTING SINGLE FAMILY DWELLING UNITS AND 185-19-A-4 ~ A NON-CONFORMING USE SHALL NOT BE RE-ESTABLISHED IF SUCH USE HAS BEEN DISCONTINUED FOR 1 YEAR TO KEEP A PRIOR BUILT 3 BEDROOM DWELLING UNIT (LIVING SPACE) ABOVE THE PROPOSED RESTAURANT.

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JAMES REDNER 741 ROUTE 32, WALLKILL

 (4-2-39.1) R/R ZONE

VARIANCE:

AREA VARIANCE FOR FRONT YARDS SETBACK ABUTTING ALL STATE ROADS SHALL BE 60 FT. IN DEPTH TO BUILD AN OPEN FRONT DECK (6 X 8) ON THE RESIDENCE.

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CHRISTINE REYES 29 ALBANY POST ROAD, NBGH

 (43-5-43) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD SETBACK TO BUILD A COVERED FRONT PORCH (4 X 18) AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE SIDE YARD SETBACK TO BUILD A REAR OPEN DECK (20 X 14) ON THE RESIDENCE.

**HELD OPEN FROM THE OCTOBER 27, 2016 MEETING**

JMDH REAL ESTATE OF NEWBURGH, LLC. 1281 ROUTE 300, NBGH

 (RESTAURANT DEPOT) (95-1-8) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF SIGNAGE AND THE MINIMUM 15 FOOT SETBACK FROM THE STREET LINE FOR A FREE-STANDING SIGN TO ERECT SIGNAGE FOR AN AMENDED SITE PLAN APPROVAL APPLICATION FOR THE RESTAURANT DEPOT BEFORE THE PLANNING BOARD.

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