**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**

**THURSDAY, OCTOBER 27, 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:**

ROUTE 17K PREMIUM GAS INC. 91 ROUTE 17K, NBGH

 (95-1-34) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM AMOUNT OF SQUARE FOOTAGE OF SIGNAGE ALLOWED, MORE THAN ONE FREE-STANDING SIGN PER LOT AND SIGNS MAY NOT BE CLOSER THAN 15 FEET TO A STREET LINE (MOBIL SIGN AND GAS PRICING SIGN) TO RE-INSTALL NON-CONFORMING SIGNS FOR A NEW MOBIL GAS STATION.

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DONALD & JUNE RUDIE 411 LAKESIDE ROAD, NBGH

 (28-1-15) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM SIDE YARD SETBACK AND THE MINIMUM HABITABLE FLOOR AREA FOR AN EXISTING DWELLING FOR A LOT LINE CHANGE APPLICATION BEFORE THE PLANNING BOARD.

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BILLIE JUNE RUDIE & MILDRED ALBERT 417 LAKESIDE ROAD, NBGH

 (28-1-36 AKA 28-1-14.11) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD SETBACK AND THE MINIMUM ALLOWED HABITABLE FLOOR AREA FOR AN EXISTING DWELLING FOR A

LOT LINE CHANGE APPLICATION BEFORE THE PLANNING BOARD .

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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**HELD OPEN FROM THE SEPTEMBER 22, 2016 MEETING**

GRZEGORZ SIEROTA 6 LONESOME TERRACE, WALLKILL

 (1-1-77.2) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, THE MAXIMUM ALLOWED (4) FOUR VEHICLE STORAGE AND NO SUCH BUILDING SHALL PROJECT CLOSER TO THE FRONTING STREET THAN THE MAIN DWELLING TO CONSTRUCT AN ACCESSORY BUILDING (40 X 60 X 25).

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**HELD OPEN FROM THE AUGUST 25 & SEPTEMBER 22, 2016 MEETINGS**

RAM HOTELS, INC. / AUTO PARK PLACE/UNITY PLACE, NBGH

 NEWBURGH AUTO PARK LLC. (97-2-37) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR 185-27-C-1 - THE SITE MUST HAVE PRINCIPAL FRONTAGE ON A STATE OR COUNTY HIGHWAY AND THE MAXIMUM 50 FT. BUILDING HEIGHT TO CONSTRUCT A 5-STORY, 112 ROOM HOTEL.

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