**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, SEPTEMBER 28, 2017**

**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:**

RICHARD & JOANNE FORBES 9 ECHO LANE, NBGH

 (25-5-6.1) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO BUILD A 10 X 35 REAR

DECK ATTACHED TO A 12 X 27’6” DECK ON THE RESIDENCE.

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GARAGE SALES UNLIMITED, LLC. 440 SOUTH PLANK ROAD, NBGH

 (52-7-1) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD SETBACK OF 60 FT. ALONG STATE ROADS AND THE MINIMUM SIDE YARD SETBACK TO CHANGE FROM AN EATING AND DRINKING PLACE TO A RETAIL STORE.

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GEORGE & JOAN MESTER 7 LEONARD AVENUE, NBGH

 (100-5-32) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR THE SIDE YARD SETBACK TO BUILD A CARPORT (11 X 22) ON THE SIDE OF THE EXISTING RESIDENCE.

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

MELISSA COSTA-TAYLOR & JOHN 1 DISANO DRIVE, NBGH

 TAYLOR (34-1-1.2) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS AND THE MAXIMUM ALLOWED STORAGE OF NO MORE THAN (4) FOUR VEHICLES TO BUILD AN ACCESSORY BUILDING (50 X 34 X 27’6”).

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JO ANN BERETTA 60 OLD POST ROAD, NBGH

 (8-1-38.2) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR LOT #1 THE MINIMUM LOT AREA, THE MINIMUM LOT WIDTH, MINIMUM ONE SIDE YARD SETBACK AND MINIMUM COMBINED SIDE YARDS SETBACK; AND FOR LOT #2 THE MINIMUM LOT AREA, MINIMUM FRONT YARD SETBACK FOR THE DWELLING AND MINIMUM SIDE YARD SETBACK FOR THE ACCESSORY BUILDING ON A PROPOSED TWO-LOT SUBDIVISION WITH TWO EXISTING SINGLE-FAMILY DWELLINGS BEFORE THE PLANNING BOARD.

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DEAN MULLINGS 1671 ROUTE 300, NBGH

 (16-5-2) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR 185-38-C-2 - THE LOT MUST MEET THE MINIMUM AREA FOR A SINGLE FAMILY DWELLING TO BUILD A 670 SQ. FT. ACCESSORY APARTMENT IN THE BASEMENT OF THE PREMISES.

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**HELD OPEN FROM THE AUGUST 24, 2017 MEETING**

AUTUMN SKY DEVELOPMENT, INC. 254 ROUTE 17K, NBGH

 (86-1-86) I/B ZONE

INTERPRETATION:

INTERPRETATION OF ARTICLE XVI - ADULT-ORIENTED BUSINESSES SECTION - 185-67 DEFINITIONS - MASSAGE ESTABLISHMENT.

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AUTUMN SKY DEVELOPMENT, INC. 254 ROUTE 17K, NBGH

 (86-1-86) I/B ZONE

VARIANCE:

VARIANCE FOR RELIEF FROM THE REQUIREMENTS OF ARTICLE XVI SECTION

185-75 (A) ENTITLED “TERMINATION AND AMORTIZATION OF NON-CONFORMING ADULT-ORIENTED BUSINESSES” PURSUANT TO THE PROCEDURES SET FORTH IN ARTICLE XVI, SECTIONS 185-75 (C) AND 185-75 (D) SO AS TO BE ALLOWED TO CONTINUE THE NON-CONFORMING ADULT ORIENTED BUSINESS ON THE PREMISES IDENTIFIED ABOVE FOR AN ADDITIONAL PERIOD NOT TO EXCEED THREE (3) YEARS.

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