**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**

**AGENDA**

**THURSDAY, SEPTEMBER 25, 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:**

GREGORY PASCHALL 18 MERRITT LANE, NBGH

 (7-1-24.1-1) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS, ACCESSORY BUILDINGS SHALL NOT PROJECT CLOSER TO THE FRONTING STREET THAN THE MAIN DWELLING, ACCESSORY BUILDINGS SHALL BE LOCATED IN A SIDE OR REAR YARD, ACCESSORY BUILDINGS SHALL BE SET BACK 5 FEET FROM THE SIDE OR REAR PROPERTY LINES AND BUILDING SHALL NOT OCCUPY MORE THAN 10% OF THE REQUIRED YARD IN WHICH IT IS LOCATED TO BUILD A DETACHED GARAGE (28 X 40).

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RAYMOND QUINONES 40 DEVITO DRIVE, NBGH

 (23-2-32.2) R-3 ZONE

INTERPRETATION AND/OR VARIANCE (S):

INTERPRETATION OF 185-15-A AND/OR AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS AND THE MAXIMUM HEIGHT TO BUILD AN ACCESSORY BUILDING (DETACHED GARAGE 40 X 30 X 22’8.1”)

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261 NORTH PLANK ROAD, LLC. 261 NORTH PLANK ROAD, NBGH

 (34-3-23.2) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, THE MINIMUM LOT DEPTH, THE FRONT YARD SETBACK AND THE REAR YARD SETBACK FOR THE CONVERSION OF A RETAIL ESTABLISHMENT TO A PROFESSIONAL OFFICE BUILDING.

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WATCHTOWER BIBLE AND TRACT 1292-1294 ROUTE 300, NBGH

 SOCIETY OF NEW YORK, INC. (97-2-30.1, 97-2-30.22, 97-2-33) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR ONE SIDE YARD SETBACK FOR THE EXISTING (DINER) BUILDING AND ONE SIDE YARD SETBACK FOR THE EXISTING (HOTEL) BUILDING TO CONSTRUCT A NEW 2-STORY, 100-ROOM HOTEL.

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ANTHONY ALAN GIANCOLA 613 GIDNEY AVENUE, NBGH

 (76-9-2) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES TO BUILD A CARPORT (26 X 30).

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FRANKLIN P. GUNERATNE 293 LAKESIDE ROAD, NBGH

 (50-1-25) R-1 ZONE

VARIANCE:

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS AND ACCESSORY BUILDINGS SHALL NOT PROJECT CLOSER TO THE FRONTING STREET THAN THE MAIN DWELLING TO KEEP A PRIOR BUILT ACCESSORY BUILDING (10 X 14 SHED).

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**HELD OPEN FROM THE AUGUST 28TH, 2014 MEETING**

MICHAEL & ELISA PODLAS 71 COCOA LANE, NBGH

 (34-2-71.31) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR NO BUILDING SHALL BE CLOSER TO THE FRONTING STREET THAN THE MAIN BUILDING TO KEEP TWO PRIOR BUILT ACCESSORY BUILDINGS (12 X 24 & 12 X 24 STORAGE/GARAGES).

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**HELD OPEN FROM THE JULY 24TH, 2014 MEETING**

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.

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**HELD OPEN FROM THE JULY 24TH, 2014 MEETING**

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.

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**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.

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