**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, AUGUST 28, 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:**

LOWITT VENTURES LLC. 444 QUAKER STREET, WALLKILL

 (11-1-12.1) A / R ZONE

VARIANCE (S):

AREA VARIANCE FOR THE SIDE YARD SETBACK TO KEEP THE PRIOR BUILT (5’9” x 4’9”) SIDE FOYER ADDITION; AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE REQUIRED 10 FOOT SEPARATION FROM DWELLING TO KEEP THE PRIOR BUILT (8 x 20) GARAGE SIDE EXTENSION; AND 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 THE PRIOR BUILT (30 x 60) ACCESSORY BUILDING.

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MICHAEL ACEVEDO 954 ROUTE 32, WALLKILL

 (2-2-8.11) R / R ZONE

VARIANCE:

USE VARIANCE FOR UNSPECIFIED USES SHALL BE PROHIBITED TO KEEP FOWL ON THE PROPERTY.

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MICHAEL ACEVEDO 954 ROUTE 32, WALLKILL

 (2-2-8.11) R / R ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS TO KEEP THREE PRIOR BUILT ACCESSORY BUILDINGS - FOWL PENS (A) 12x16; (B) 12x14; (C) 8x12.

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JAMES McWILLIAMS 48 FIFTH AVENUE, NBGH

 (73-1-22) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND ACCESSORY BUILDINGS SHALL BE 10 FEET FROM THE MAIN DWELLING TO BUILD A KITCHEN ADDITION (8 x 13) ON THE RESIDENCE.

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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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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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**HELD OPEN FROM THE JUNE 26TH, 2014 MEETING**

LZL EQUITIES LLC. 301 ROUTE 32, NBGH

 (DUNKIN DONUTS) (14-1-43) B ZONE

INTERPRETATION:

INTERPRETATION OF ARTICLE II DEFINITIONS 185-3 - DEFINITIONS; WORD USAGE - CONVENIENCE STORE, DRIVE-UP ESTABLISHMENT, EATING AND DRINKING PLACE, FOOD PREPARATION SHOP AND RESTAURANT FOR A DUNKIN DONUT SHOP IN A BUSINESS (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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