**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@townofnewburgh.org**

**AGENDA**

**THURSDAY, JANUARY 22, 2015**

**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:**

WEBB PROPERTIES, INC./ ROUTE 17K/AUTO PARK PLACE

BIRKS REALTY, INC. 400, 600, 201 & 801 AUTO PARK PLACE, NBGH

(97-2-11.2, 13.22, 32, 35 & 43) I / B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD SETBACK ON LOT #6 AND FRONT YARD SETBACKS FOR LOT #7 FOR A PROPOSED SUBDIVISION AND LOT LINE CHANGES BEFORE PLANNING BOARD TO CREATE SEVEN LOTS FROM FIVE EXISTING LOTS.

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JOHN & CAROL HUDELSON 200 OAK STREET, NBGH

 (9-3-50.11) R-3 ZONE

INTERPRETATION AND/OR VARIANCE:

INTERPRETATION OF 185-15-A-1 AND/OR AN AREA VARIANCE FOR THE MAXIMUM ALLOWED HEIGHT OF ACCESSORY STRUCTURES TO BUILD A TWO-STORY GARAGE (40 X 30 X 19’6”).

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LZL EQUITIES, LLC. / ESTATE 301 ROUTE 32, NBGH

 OF JOHN O’CONNOR (14-1-43) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD(S) SETBACK ABUTTING STATE HIGHWAYS SHALL BE 60 FT. IN D EPTH ON NYS ROUTE 32 AND NYS ROUTE 300 TO BUILD A NEW DUNKIN DONUTS BUILDING AND A FREEZER.

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**OTHER BOARD BUSINESS**

**RESERVED DECISION FROM THE SEPTEMBER 25TH, 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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**OTHER BOARD BUSINESS**

JAMES B. ANDERSON 153 FOSTERTOWN ROAD, NBGH

 (43-1-1.2) R-2 ZONE

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**RE-ORGANIZATION MEETING**