**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

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**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**THURSDAY, OCTOBER 26, 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:**

NEWBURGH PARK ASSOCIATES, INC. 747 BOULEVARD (& I-84)

 (89-1-80.1 & 80.2) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD SETBACK AND ONE SIDE YARD SETBACK FOR A SITE PLAN APPROVAL APPLICATION BEFORE THE PLANNING BOARD TO CONSTRUCT A GAS STATION AND CONVENIENCE STORE.

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WAL-MART REAL ESTATE BUSINESS 1201 ROUTE 300, NBGH

 (95-1-39.21) I/B ZONE

VARIANCE:

AREA VARIANCE FOR THE TOTAL AMOUNT OF SQUARE FOOTAGE OF SIGNAGE ALLOWED TO ERECT NEW SIGNAGE ON THE EXTERIOR OF THE BUILDING.

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YASSER ALY 300 LAKESIDE ROAD, NBGH

 (50-1-48) R-1 ZONE

VARIANCE:

USE VARIANCE FOR THE MAXIMUM OF ONE DWELLING UNIT PER LOT TO CONVERT AN EXISTING NON-CONFORMING ACCESSORY BUILDING INTO A SECOND SINGLE-FAMILY DWELLING UNIT ON THE PREMISES.

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

YASSER ALY 300 LAKESIDE ROAD, NBGH

 (50-1-48) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, THE MINIMUM LOT WIDTH, THE MINIMUM ONE SIDE YARD SETBACK, THE MINIMUM COMBINED SIDE YARDS SETBACKS, THE 1500 SQ. FT. MINIMUM FLOOR AREA AND THE MAXIMUM LOT SURFACE COERAGE TO CONVERT AN EXISTING NON-CONFORMING ACCESSORY BUILDING INTO A SECOND SINGLE-FAMILY DWELLING UNIT ON THE PREMISES.

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RICHARD BERRY/LEON ASHKENAZIE 78 BALMVILLE ROAD, NBGH

 (43-3-47) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR NO POOL SHALL BE IN A FRONT YARD TO INSTALL AN IN-GROUND POOL (20 X 40) IN A FRONT YARD. (HAS TWO FRONT YARDS BALMVILLE ROAD AND GRAND AVENUE)

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RICHARD RINALDO 22 WINDWOOD DRIVE, NBGH

 (90-5-11) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR AN ACCESSORY BUILDING MAY BE LOCATED IN ANY REQUIRED SIDE OR REAR YARD, THE MAXIMUM LOT BUILDING COVERAGE AND THE MAXIMUM LOT SURFACE COVERAGE TO KEEP A 12’ X 28’ ACCESSORY BUILDING (SHED) BUILT WITHOUT A PERMIT IN A FRONT YARD (CORNER LOT WINDWOOD DRIVE AND FLAMINGO DRIVE).

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**HELD OPEN FROM THE SEPTEMBER 28, 2017 MEETING**

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

**RESERVED DECISION FROM THE SEPTEMBER 28, 2017 MEETING**

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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