**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, OCTOBER 23, 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:**

CESAR LUJON 761 RIVER ROAD, NBGH

 (9-3-53.1) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK AND THE REAR YARD SETBACK TO RAISE THE ROOF AND EXTEND 2ND FLOOR REAR FOR ADDITION ON THE RESIDENCE ABOVE CARPORT.

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MARTIN MILANO 1 CROSSROADS COURT, NBGH

 (95-1-45.12) I / B ZONE

VARIANCE (S):

AREA VARIANCES FOR SECTION 185-27 - THE MAXIMUM ALLOWED HEIGHT OF BUILDINGS, THE MAXIMUM LOT SURFACE COVERAGE AND SECTION 185-18-C-4-(c) - THE MINIMUM FRONT YARD SETBACK REQUIREMENTS OF ALL PROPERTIES FRONTING ROUTE 17K; AND FOR THE MAXIMUM AMOUNT OF SIGNAGE TO ERECT SIGNS ON THE BUILDING AND A FREE-STANDING PYLON SIGN FOR CONSTRUCTION OF A NEW HOTEL AND RESTAURANT FACILITY.

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DAVID MARUCO 280 FOSTERTOWN ROAD, NBGH

 (20-1-21) R-2 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, THE MAXIMUM HEIGHT OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO BUILD AN ACCESSORY STRUCTURE (50’ X 33’ X 28’6” TWO-STORY DETACHED GARAGE).

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**HELD OPEN FROM THE SEPTEMBER 25TH, 2014 MEETING**

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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 **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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**RESERVED DECISION FROM THE SEPTEMBER 25TH, 2014 MEETING**

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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**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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