**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, OCTOBER 24, 2013**

**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:**

CPK UNION LLC.(SHOPPES AT UNION) 1217 ROUTE 300, NBGH

 VITAMIN SHOPPE (96-1-11.1) I B ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM ALLOWED SIGNAGE TO INSTALL TWO SIGNS ON THE BUILDING.

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FRANCISCO MIRANDA 6 KNIGHTS CIRCLE, NBGH

 (108-4-17) R-1 ZONE

VARIANCE(S):

AREA VARIANCES FOR ONE SIDE YARD SETBACK, THE COMBINED SIDE YARDS SETBACK AND FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK TO BUILD A 2-STORY GARAGE ADDITION (24’ X 25’) ON THE RESIDENCE.

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STEVEN & RITA ALEXANDER 7 MANZO ROAD, NBGH

 (7-1-27) A / R ZONE

VARIANCE(S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS, THE ACCESSORY BUILDING SHALL NOT PROJECT CLOSER TO THE FRONTING STREET THAN THE MAIN STRUCTURE AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES

TO BUILD AN ACCESSORY BUILDING (64’ X 26’) .

ADAM & SANDRA SHAPIRO 307 LAKESIDE ROAD, NBGH

 (50-1-17) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR INCREASING THE DEGREE OF NON-CONFORMITY OF

ONE SIDE YARD SETBACK, THE COMBINED SIDE YARDS SETBACK AND LOT BUILDING COVERAGE TO KEEP THE PRIOR BUILT LEFT SIDE ENCLOSED NON-CONFORMING PORCH AND AREA VARIANCES FOR ONE SIDE YARD SETBACK,

THE COMBINED SIDE YARDS SETBACK, THE MAXIMUM LOT BUILDING COVERAGE AND THE MAXIMUM LOT SURFACE COVERAGE TO CONTINUE BUILDING THE FRONT ADDITION (4 x 8) ON THE RESIDENCE.

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HARVEY, JODY 320 QUAKER STREET, WALLKILL

 (3-1-51.22) A / R ZONE

VARIANCE (S):

USE VARIANCE OR AN AREA VARIANCE FOR 185-38 B. CRITERIA (4) - THE PRINCIPAL DWELLING SHALL NOT BE LESS THAN FIVE YEARS OLD TO KEEP THE PRIOR BUILT ACCESSORY APARTMENT ON THE LOWER LEVEL OF THE PREMISES.

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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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CRH REALTY VIII LLC. 1000-1006 UNION AVENUE, NBGH

 (Crystal Run Healthcare) (97-3, 6, 7, 8, 26) I/B ZONE-NEWBURGH

 (4-1-72.2) TOWN OF NEW WINDSOR

VARIANCE & INTERPRETATION OF USE:

**AREA VARIANCE** FOR THE MAXIMUM HEIGHT TO BUILD A NEW CRYSTAL RUN HEALTHCARE MEDICAL BUILDING; AND ALSO AN

**INTERPRETATION** OF 185 - ZONING CODE - TABLE OF USE AND BULK REQUIREMENTS - IB DISTRICT - SCHEDULE 8 - ACCESSORY USES - COLUMN A. # 2 CAFETERIAS, CLINICS AND RECREATION FACILITIES FOR THE USE OF EMPLOYEES ENGAGED ON THE PREMISES TO EMPLOY A MOBILE MRI (MAGNETIC RESONANCE IMAGING) UNIT AS AN ACCESSORY USE TO BE PARKED/USED IN THE PARKING LOT OF THE PROPOSED MEDICAL BUILDING.

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