**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, JANUARY 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:**

GKD PROPERTIES, LLC. 20 BAUER LANE, NBGH

 (12-1-6) A / R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM FRONT YARD SETBACK, MINIMUM ONE SIDE YARD SETBACK AND

MINIMUM COMBINED SIDE YARDS SETBACK FOR A PROPOSED TWO-FAMILY DWELLING.

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RICHARD C. FOWLER & 532 RIVER ROAD, NBGH

 PETER M. HANLEY, JR. (43-5-74) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED HEIGHT OF ACCESSORY BUILDINGS AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO BUILD A 2-STORY ACCESSORY BUILDING (24 x 24 x 21’ 6¾” TWO-CAR GARAGE).

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SANTA MONICA HOLDINGS, LLC. 5268 ROUTE 9W, NBGH

 (20-2-30.21) B ZONE

INTERPRETATION:

185-54-A - INTERPRETATION OF SIGN REGULATIONS - 185-14-C-(2) (a) - THE PROHIBITION ON ILLUMINATION WHICH IS NOT DIFFUSED OR INDIRECT SHALL NOT BE DEEMED TO INCLUDE THE FOLLOWING: (Amended 5-18-2009 by L.L. No. 5-2009) - (a) LIGHT-EMITTING DIODE (LED) AND LIQUID CRYSTAL DISPLAY (LCD) LIGHTS WHICH ARE STATIONARY AND CONSTANT IN INTENSITY AND COLOR.

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SANTA MONICA HOLDINGS, LLC. 5268 ROUTE 9W, NBGH

 (20-2-30.21) B ZONE

VARIANCE (S):

AREA VARIANCES FOR 185-14-B-1-(c) - FREESTANDING SIGN MAY NOT BE LOCATED CLOSER THAN 15 FEET FROM ANY STREET LINE AND 185-17-B-CORNER LOTS (ALL STREET INTERSECTIONS) - NO OBSTRUCTIONS (SIGNS) PERMITTED WITHIN THE (40) FORTY FOOT TRIANGLE. (ROUTE 9W AND DEVITO DRIVE) TO KEEP PRIOR BUILT SIGN (B.P.#24936-13 RESCINDED-STOP WORK ORDER 7-9-2013).

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STANLEY THOMAS III 212 SUNSET COVE ROAD, NBGH

 (51-5-48) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE REAR YARD SETBACK, ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO RAISE THE ROOF ON AN EXISTING ONE-STORY DWELLING.

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GEJ NEWBURGH LLC. 52 ROUTE 17K, NBGH

 (TARGET PLAZA) (97-2-7.22) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED ONE FREE STANDING SIGN

PER LOT AND THE MAXIMUM ALLOWED SQUARE FOOTAGE OF SIGNAGE TO ERECT A FREE-STANDING SIGN.

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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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**HELD OPEN FROM THE NOVEMBER 26TH, 2013 MEETING**

**APPLICANT HAS REQUESTED ADJOURNMENT TO FEBRUARY 27, 2014**

MARTIN MILANO 1292 ROUTE 300, NBGH

 (97-2-30.1, 30.22, 33) I / B ZONE

VARIANCE (S):

USE VARIANCES FOR SECTION 185-27 - HOTELS, MOTELS AND ACCESSORY RESTAURANT. C - SITE PLANNING STANDARDS. (1) THAT THE SITE HAVE ITS PRINCIPAL FRONTAGE ON A STATE OR COUNTY HIGHWAY; AND ALSO FOR

185-27 D-3 (b) HOTELS OR MOTELS WITH MORE THAN 100 ROOMS ARE PERMITTED A RESTAURANT WITH BAR FACILITIES, WHICH MAY BE LOCATED EITHER IN THE PRINCIPAL BUILDING OR IN AN ACCESSORY BUILDING TO ALLOW THE RESTAURANT AS A PRINCIPAL USE ON A STAND-ALONE LOT OF A PROPOSED SUBDIVISION IN THE IB ZONE.

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MARTIN MILANO 1292 ROUTE 300, NBGH

 (97-2-30.1, 30.22, 33) I / B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE REAR YARD SETBACK OF LOT #1 AND ALSO THE REAR YARD SETBACK OF LOT # 2 TO HAVE THE RESTAURANT AS A PRINCIPAL USE ON A STAND-ALONE LOT OF A PROPOSED SUBDIVISION.

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