

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**

**GRACE CARDONE, CHAIRPERSON
ZONING BOARD OF APPEALS**

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**AGENDA
THURSDAY, APRIL 24, 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:

ALAN B. CRAWFORD

1836 & 1834 ROUTE 300, NBGH
(14-1-17 & 14-1-18) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR LOT # 1 THE REAR YARD SETBACK; FOR LOT #2 THE LOT AREA, LOT WIDTH, LOT DEPTH, THE FRONT YARD SETBACK AND THE MAXIMUM LOT BUILDING COVERAGE FOR A LOT LINE CHANGE TO RELOCATE THE BOUNDARY LINE BETWEEN TWO PARCELS.

CITY OF NEWBURGH

1200-1210 ROUTE 300 & 167 LITTLE BRITAIN ROAD
Aka 1000-1006 UNION AVENUE, NBGH
(CRYSTAL RUN HEALTHCARE)
(97-3-1, 2, 6, 7, 8, 26) I / B ZONE

APPEAL:

APPEAL OF THE ISSUANCE OF THE CLEARING AND GRADING PERMIT (# 14-0084)
ISSUED TO CRH REALTY VIII, LLC. (CRYSTAL RUN HEALTHCARE)

OLD PLANK LLC.
(AVATAR SPORTS BAR)

102 OLD SOUTH PLANK ROAD, NBGH
(64-4-22) B ZONE

VARIANCE (S):
AREA VARIANCES FOR ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO RENOVATE AN EXISTING VACANT COMMERCIAL SPACE FOR A SPORTS BAR.

JAMIE YANNONE

2 BLACK ANGUS COURT aka
728 GARDNERTOWN ROAD, NBGH
(47-1-61.1) R-1 ZONE

VARIANCE:
AREA VARIANCE FOR NO ACCESSORY BUILDINGS SHALL BE CLOSER TO THE FRONTING STREET THAN THE MAIN BUILDING TO BUILD AN ACCESSORY BUILDING (52x40x20).

HELD OPEN FROM THE MARCH 27TH, 2014 MEETING

LAMBRINI ANDRIANIS

32 COMMONWEALTH AVENUE, NBGH
(46-5-8.1) R-1 ZONE

VARIANCE (S):
AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO BUILD A CARPORT (TWO 18 X 21 COMBINED) 18 X 42 ON AN ACCESSORY BUILDING.

LOUIS GALLO
(DAIRY QUEEN)

197 SOUTH PLANK ROAD, NBGH
(60-3-6.1) B ZONE

INTERPRETATION &/OR VARIANCE:
INTERPRETATION OF 185-14-C-2 AND 185-14-C-4 AND/OR A USE VARIANCE OR AN AREA VARIANCE TO ERECT A DOUBLE RED LIGHT STRIP ALONG THE PERIMETER OF THE FAÇADE OF THE DAIRY QUEEN RESTAURANT.

HELD OPEN FROM THE FEBRUARY 27TH, 2014 MEETING

LAKE CREEK PROPERTIES, LLC /
LINGO ASSOCIATES, LLC.
(McDONALD'S)

65 NORTH PLANK ROAD, NBGH
(76-1-1.1) B ZONE

INTERPRETATION:

INTERPRETATION OF 185 ATTACHMENT 11 - SCHEDULE 11 - USE INTERPRETATION
- TO DEMOLISH AND REBUILD THE EXISTING DRIVE-THRU McDONALD'S
ESTABLISHMENT.

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.
