

**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, FEBRUARY 27, 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:

JAMIE YANNONE

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

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF
ACCESSORY BUILDINGS, THE MAXIMUM HEIGHT AND THE MAXIMUM ALLOWED
STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO BUILD AN ACCESSORY
BUILDING (52x40x20).

RONALD BITTNER

186 FOREST ROAD, WALLKILL
(1-1-32.22) A / R ZONE

VARIANCE:

USE VARIANCE FOR 185-7-F - UNSPECIFIED USES SHALL BE DEEMED PROHIBITED.
AND 185-19-A-1 FOR EXTENDING OR ENLARGING A NON-CONFORMING
PROHIBITED USE TO ERECT A GROUND MOUNTED SOLAR PANEL.

PAUL & DEBBIE FRITZ

5 PETER AVENUE, NBGH
(17-1-116) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO BUILD AN ADDITION ON
THE RESIDENCE (HAS TWO FRONT YARDS PETER & CENTURIAN COURT).

APPLICANTS:

LINDSEY McGANN

LOCATIONS:59 EAST ROAD, WALLKILL
(2-2-46) R / R ZONE**VARIANCE:**AREA VARIANCE FOR THE MAXIMUM HEIGHT OF AN ACCESSORY BUILDING
(GARAGE) TO BUILD A SECOND STORY ADDITION ON EXISTING GARAGE.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.

APPLICANTS:**LOCATIONS:****HELD OPEN FROM THE NOVEMBER 26TH, 2013 MEETING
APPLICANT HAS REQUESTED ADJOURNMENT TO MARCH 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.

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.
