**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**

**TUESDAY, NOVEMBER 26, 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:**

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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GILL MACKAY, SANDRA L. MACKAY & 70 & 72 COLDEN HILL ROAD, NBGH

 CHRISTINA A. MACKAY (47-1-8.2 & 47-1-8.3) R-1 ZONE

VARIANCE (S):

AREA VARIANCES (SBL 47-1-8.2) FOR THE MINIMUM LOT WIDTH, THE MINIMUM LOT AREA AND THE MINIMUM ONE SIDE YARD SETBACK; (SBL 47-1-8.3) FOR THE MINIMUM LOT WIDTH, THE MINIMUM ONE SIDE YARD SETBACK AND THE MINIMUM COMBINED SIDE YARDS SETBACK FOR A PROPOSED LOT LINE CHANGE.

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AUTUMN SKY DEVELOPMENT 254 ROUTE 17K, NBGH

 (86-1-86) I / B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM AMOUNT OF ALLOWED SIGNAGE; SIGNS SHALL BE SETBACK MINIMUM 15 FEET FROM THE STREET LINE AND DIRECTIONAL SIGNS SHALL NOT BE GREATER THAN THREE (3) SQUARE FEET TO ERECT A NEW FREE-STANDING SIGN, A DIRECTIONAL SIGN AND SIGNAGE ON THE BUILDING.

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EUGENIA FERRARI-FALIN 35 ODELL CIRCLE, NBGH

 (51-2-25) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD(S) SETBACK TO ADD DORMERS AND SHED ROOF TO A NON-CONFORMING DWELLING (HAS TWO FRONT YARDS ODELL CIRCLE AND OLD SOUTH PLANK ROAD).

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**HELD OPEN FROM THE OCTOBER 24TH, 2013**

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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**RESERVED DECISION FROM THE OCTOBER 24TH, 2013**

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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