**TOWN OF NEWBURGH**

**ZONING BOARD OF APPEALS**

**308 GARDNERTOWN ROAD**

**NEWBURGH, NEW YORK 12550**

**JAMES E. MANLEY, JR., CHAIRPERSON Office: (845) 566-4901**

**ZONING BOARD OF APPEALS Fax: (845) 564-7802**

 **Email:** **zoningboard@townofnewburgh.org**

**AGENDA**

**THURSDAY, APRIL 28, 2016**

**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:**

ZEF GJURASHAJ (VALON & VATAN LLC.) 34 PLANK ROAD, NBGH

 (V & V STEAKHOUSE) (84-2-1.1) B ZONE

VARIANCE (S):

AREA VARIANCE FOR SIGNAGE - (A) FREE-STANDING SIGN CLOSER THAN 15 FT. TO STREET LINES (PLANK ROAD & STONE STREET); (B) MAXIMUM AMOUNT OF ALLOWED SIGNAGE AND SIGN CLOSER THAN 15 FT TO STREET LINE (PLANK ROAD) FOR BULL STATUE (8’ X 6).

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DANIEL & CHRISTY MANN 37 EAST ROAD, WALLKILL

 (2-2-22.1) R/R ZONE

VARIANCE:

AREA VARIANCE FOR LOT #2 FOR THE FRONT YARD SETBACK OF AN EXISTING SINGLE-FAMILY DWELLING FOR A PROPOSED TWO-LOT SUBDIVISION BEFORE THE PLANNING BOARD.

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ORLANDO OSARIO 6 CLARION COURT, NBGH

 (85-1-13) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE REAR YARD SETBACK, THE COMBINED SIDE YARDS SETBACK AND THE MAXIMUM LOT SURFACE COVERAGE TO KEEP A PRIOR BUILT SIDE/REAR YARD DECK (32 X 30) AND AN AREA VARIANCE FOR THE MAXIMUM LOT SURFACE COVERAGE TO KEEP THE PRIOR BUILT SHED (7 X 7) .

SHERI & SCOTT DRIVANOS 235 QUAKER STREET, WALLKILL

 (2-1-14) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES AND THE MAXIMUM ALLOWED (4) FOUR VEHICLE STORAGE TO BUILD AN ENCLOSED ADDITION (13 X 34) TO AN EXISTING BUILDING.

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COSIMO J. COLANDREA 39 ROUTE 17K, NBGH

 (BUICK GMC) (100-5-37.212 & 22.2) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM AMOUNT OF ALLOWED SIGNAGE AND INCREASING THE DEGREE OF NON-CONFORMITY (LARGER WITH ADDITIONAL SIGNAGE) TO INSTALL SIGNAGE ON THE LOT.

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DABROSKI BROTHERS INC. 611 ROUTE 32, WALLKILL

 (4-3-4) R/R ZONE

VARIANCE (S):

USE VARIANCES-TWO USE VARIANCES FOR 185-19-A-1 - A NON-CONFORMING USE SHALL NOT BE EXTENDED OR ENLARGED AND 185-19-B - A NON-CONFORMING BUILDING SHALL NOT BE MODIFIED IN ANY WAY TO KEEP (A) A PRIOR BUILT ADDITION (12 X 30) BUILT ONTO AN EXISTING STORAGE BUILDING AND ALSO TWO USE VARIANCES FOR 185-19-A-1 AND 185-19-B TO KEEP (B) A PRIOR BUILT OFFICE ADDITION (12 X 14) ON THE PREMISES.

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**HELD OPEN FROM THE JANUARY 28TH, 2016 MEETING**

DON & TAMMY MURPHY 299 LAKESIDE ROAD, NBGH

 (50-1-22) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED HEIGHT, THE MAXIMUM LOT BUILDING COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO ADD ON TO THE SECOND FLOOR, EXPAND THE EXISTING FIRST FLOOR AND ADD FRONT AND REAR COVERED PORCHES ON THE RESIDENCE.

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