**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**](mailto:zoningboard@townofnewburgh.org)

**AGENDA**

**THURSDAY, AUGUST 24, 2017**

**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:**

FRANCIS SERRA 27 MEADOW STREET, NBGH

(80-7-6.2) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO BUILD A REAR DECK (12 X 12) ON THE RESIDENCE.

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JACQUELINE REID 744 GARDNERTOWN ROAD, NBGH

(47-1-108) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE SIDE YARD SETBACK TO BUILD A GARAGE ADDITION (28 X 30) ON TO THE SIDE OF THE EXISTING RESIDENCE.

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MARIA RIKER-GARDNER 23 ESTATE BOULEVARD, NBGH

(103-5-9) R-2 ZONE

VARIANCE: AREA VARIANCE FOR THE REAR YARD SETBACK TO BUILD A REAR DECK (16 X 22) ON THE RESIDENCE. CORNER LOT ESTATE BOULEVARD AND AMBASSADOR LANE.

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**APPLICANTS:** **LOCATIONS:**

AUTUMN SKY DEVELOPMENT, INC. 254 ROUTE 17K, NBGH

(86-1-86) I/B ZONE

INTERPRETATION:

INTERPRETATION OF ARTICLE XVI - ADULT-ORIENTED BUSINESSES SECTION - 185-67 DEFINITIONS - MASSAGE ESTABLISHMENT.

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AUTUMN SKY DEVELOPMENT, INC. 254 ROUTE 17K, NBGH

(86-1-86) I/B ZONE

VARIANCE:

VARIANCE FOR RELIEF FROM THE REQUIREMENTS OF ARTICLE XVI SECTION

185-75 (A) ENTITLED “TERMINATION AND AMORTIZATION OF NON-CONFORMING ADULT-ORIENTED BUSINESSES” PURSUANT TO THE PROCEDURES SET FORTH IN ARTICLE XVI, SECTIONS 185-75 (C) AND 185-75 (D) SO AS TO BE ALLOWED TO CONTINUE THE NON-CONFORMING ADULT ORIENTED BUSINESS ON THE PREMISES IDENTIFIED ABOVE FOR AN ADDITIONAL PERIOD NOT TO EXCEED THREE (3) YEARS.

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ERIC & TRISHA NAJORK 215 OAK STREET, NBGH

(9-1-43.12) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR NO POOL SHALL BE LOCATED IN A FRONT YARD TO BUILD AN IN-GROUND POOL (HAS TWO FRONT YARDS OAK STREET AND RIVER ROAD); AND AREA VARIANCES FOR THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS AND THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS TO BUILD A POOL HOUSE (27 X 56’6” X 25’6”).

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