**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, DECEMBER 28, 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:**

MILTON & MONTEZ BUXTON 8 DENE ROAD, NBGH

 (93-1-28) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR THE REAR YARD SETBACK TO REPLACE AND EXTEND A REAR DECK BUILT WITHOUT A PERMIT (8’6” X 26’).

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LAKE CREEK PROPERTIES, LLC. - (McDONALD'S) 65 NORTH PLANK ROAD, NBGH

 LINGO ASSOCIATES, LLC. (76-1-1.1) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF SIGNAGE; A FRONT YARD SETBACK (NYS ROUTE 32); THE MINIMUM PARKING LOT ENTRANCE SEPARATION FROM AN INTERSECTION; MINIMUM OFF-STREET LOADING SPACES AND ALLOWING A DRIVE-THROUGH ISLE TO NYS ROUTE 32 TO DEMOLISH AND REBUILD A McDONALD’S RESTAURANT FOR A SITE PLAN APPROVAL APPLICATION BEFOORE THE PLANNING BOARD.

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**HELD OPEN FROM NOVEMBER 21, 2017 MEETING**

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

JETT & HEIDI PHILLIPS 27 LINDEN DRIVE, NBGH

 (91-4-15) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE TOTAL ALLOWED SQUARE FOOTAGE OF ACCESORY STRUCTURES, THE MAXIMUM LOT BUILDING COVERAGE, MAXIMUM LOT SURFACE COVERAGE AND THE MAXIMUM REQUIRED YARD TO BUILD A 24 X 24 ACCESSORY BUILDING (DETACHED GARAGE); TOTAL ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, MAXIMUM LOT BUILDING COVERAGE, MAXIMUM LOT SURFACE COVERAGE AND BUILDING SHALL BE SET BACK 5 FEET FROM THE SIDE LOT LINE TO KEEP 8 X 10 SHED BUILT WITHOUT A PERMIT; THE MINIMUM REAR YARD SETBACK AND MAXIMUM LOT SURFACE COVERAGE TO BUILD A 24 FT. ABOVE GROUND POOL AND ADD 8’ X 14’ TO THE EXISTING 12’ X 12’ DECK AND ALSO THE MINIMUM SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK FOR THE DECK.

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**HELD OPEN FROM OCTOBER 26, 2017 & NOVEMBER 21, 2017 MEETINGS**

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

NEWBURGH PARK ASSOCIATES, INC. 747 BOULEVARD (& I-84)

 (89-1-80.1 & 80.2) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD SETBACK AND ONE SIDE YARD SETBACK FOR A SITE PLAN APPROVAL APPLICATION BEFORE THE PLANNING BOARD TO CONSTRUCT A GAS STATION AND CONVENIENCE STORE.

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YASSER ALY 300 LAKESIDE ROAD, NBGH

 (50-1-48) R-1 ZONE

VARIANCE:

USE VARIANCE FOR THE MAXIMUM OF ONE DWELLING UNIT PER LOT TO CONVERT AN EXISTING NON-CONFORMING ACCESSORY BUILDING INTO A SECOND SINGLE-FAMILY DWELLING UNIT ON THE PREMISES.

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**HELD OPEN FROM OCTOBER 26, 2017 & NOVEMBER 21, 2017 MEETINGS**

YASSER ALY 300 LAKESIDE ROAD, NBGH

 (50-1-48) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, THE MINIMUM LOT WIDTH, THE MINIMUM ONE SIDE YARD SETBACK, THE MINIMUM COMBINED SIDE YARDS SETBACKS, THE 1500 SQ. FT. MINIMUM FLOOR AREA AND THE MAXIMUM LOT SURFACE COERAGE TO CONVERT AN EXISTING NON-CONFORMING ACCESSORY BUILDING INTO A SECOND SINGLE-FAMILY DWELLING UNIT ON THE PREMISES.

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