**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**](mailto:planningboard@hvc.rr.com)

**AGENDA**

**THURSDAY, JANUARY 24, 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:**

GAS DEVELOPMENT LEASE, LLC. 1413 ROUTE 300, NBGH

(60-3-40.2) I / B ZONE

VARIANCE:

AREA VARIANCE FOR AN EXIT DRIVEWAY SHALL HAVE AN UNRESTRICTED WIDTH OF NOT LESS THAN 25 FT. TO BUILD A GASOLINE STATION AND A TIRE SERVICE BUSINESS (PREVIOUS VARIANCES GRANTED 6-28-12).

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WILLIAM A. CARPENTER 27 DECKER ROAD, WALLKILL

(2-2-22.31) R / R ZONE

VARIANCE:

AREA VARIANCE FOR NO SUCH ACCESSORY BUILDING SHALL PROJECT CLOSER TO THE FRONTING STREET THAN THE FRONT OF THE MAIN BUILDING TO KEEP A PRIOR BUILT ACCESSORY STRUCTURE (SHED).

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JOHN LEDWITH 28 TENBROUCK LANE, NBGH

(51-5-41) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE REAR YARD SETBACK AND FOR INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO RAISE THE ENTIRE ROOF AND BUILD A REAR DECK ON THE RESIDENCE.

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FRANCISCO RIZZO 522 UPPER AVENUE, NBGH

(37-3-56) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF

THE FRONT YARD SETBACK TO KEEP THE EXISTING REAR DECK (HAS TWO FRONT YARDS).

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ZEF GJURASHAJ 34 PLANK ROAD, NBGH

(84-2-1.1) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MINIMUM LOT AREA, THE FRONT YARD SETBACK (STONE STREET), THE FRONT YARD SETBACK (PLANK ROAD), THE SIDE YARD SETBACK, THE MINIMUM LOT WIDTH AND THE MINIMUM LOT DEPTH TO CONVERT AN EXISTING RESIDENCE INTO AN 80-SEAT RESTAURANT.

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