**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**

**THURSDAY, OCTOBER 25, 2012**

**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:**

BRIAN R. MOREHEAD 137 POWELTON CIRCLE, NBGH

 (80-4-1.22) R-1 ZONE

VARIANCE:

AREA VARIANCE FOR INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK TO BUILD A REAR ADDITION RAISING THE ROOF ON THE RESIDENCE.

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ALAN McGUIRE 61 TAFT AVENUE, NBGH

 (73-5-21.1) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM LOT BUILDING COVERAGE, MAXIMUM LOT SURFACE COVERAGE AND FRONT YARD SETBACK TO RAISE THE EXISTING ROOF ON RESIDENCE. (VARIANCE GRANTED 11-22-2011 PLANS NOT FOLLOWED).

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JAMES & SANDI ZEKO 185 GARDNERTOWN ROAD, NBGH

 (69-4-2) R-3 ZONE

VARIANCE:

AREA VARIANCE FOR THE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO KEEP A PRIOR BUILT REAR DECK.

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HDL ROUTE 17K, LLC. 160 ROUTE 17K, NBGH

 (89-1-67) I / B – A OVERLAY ZONE

VARIANCE:

AREA VARIANCE FOR THE MAXIMUM ALLOWED AMOUNT OF SIGNAGE TO

ERECT A SIGN ON THE BUILDING.

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DAWN & ROBERT GREEN 48 CRONK ROAD, WALLKILL

 (1-1-39.51) A / R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS, ACCESSORY BUILDING SHALL NOT PROJECT CLOSER

TO THE FRONTING STREET THAN THE FRONT OF THE MAIN BUILDING, THE MAXIMUM ALLOWED HEIGHT AND THE STORAGE OF MORE THAN (4) FOUR VEHICLES TO BUILD AN ACCESSORY BUILDING.

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**OTHER BOARD BUSINESS**

**RESERVED DECISION**

NELLA’S NEST NORTH CORP. 1430 ROUTE 300, NBGH

 (60-3-24) I / B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED TOTAL SIGNAGE, NO STRUCTURE SHALL BE LOCATED WITHIN 80 FEET OF THE CENTER LINE OF UNION AVENUE AND SIGNS SHALL NOT BE LOCATED CLOSER THAN 15 FT FROM THE STREET LINE TO KEEP A PRIOR BUILT FREE-STANDING SIGN.

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CELESTE RIJO-PENA 16 WANDERING DRIVE, NBGH

 (102-2-20) R-1 ZONE

VARIANCE:

USE VARIANCE FOR AN UNSPECIFIED USE. (ANY USE NOT SPECIFICALLY PERMITTED SHALL BE DEEMED TO BE PROHIBITED) TO KEEP THE PIGEONS IN THE 10 X 8 PRIOR BUILT PIGEON COOP (SHED).

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