**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, SEPTEMBER 22, 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:**

DAVID MARCINAK 79 SUSAN DRIVE, NBGH

 (46-4-12) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO BUILD A SECOND FLOOR ADDITION AND NEW ROOF OVER THE ENTIRE DWELLING.

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MOZO PROPERTIES, LLC. 286 NORTH PLANK ROAD, NBGH

 (34-2-55) B ZONE

VARIANCE (S):

AREA VARIANCES FOR THE FRONT YARD SETBACK OF AN EXISTING DWELLING AND A SIDE YARD SETBACK FOR A FRAMED GARAGE THAT IS PROPOSED TO BE CONVERTED INTO AN OFFICE FOR AN APPLICATION BEFORE THE PLANNING BOARD FOR SITE PLAN APPROVAL.

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GRZEGORZ SIEROTA 6 LONESOME TERRACE, WALLKILL

 (1-1-77.2) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS, THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY STRUCTURES, THE MAXIMUM ALLOWED (4) FOUR VEHICLE STORAGE AND NO SUCH BUILDING SHALL PROJECT CLOSER TO THE FRONTING STREET THAN THE MAIN DWELLING TO CONSTRUCT AN ACCESSORY BUILDING (40 X 60 X 25).

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MICHAEL & MARGARET MAHER 50 COCOA LANE, NBGH

 (34-2-71.34) R-2 ZONE

VARIANCE:

AREA VARIANCE FOR NO BUILDING SHALL PROJECT CLOSER TO THE FRONTING STREET THAN THE MAIN DWELLING TO KEEP A PRIOR BUILT ACCESSORY BUILDING (12 X 24 SHED) ON THE PREMISES.

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THOMAS LENT 1768 ROUTE 300, NBGH

 (14-1-32) R/R ZONE

VARIANCE (S):

AREA VARIANCES FOR INCREASING THE DEGREE OF NON-CONFORMITY OF ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO ENCLOSE THE REAR OPEN DECK (16 X 20) AND CREATE A 3 SEASON ROOM.

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**HELD OPEN FROM THE AUGUST 25, 2016 MEETING**

RAM HOTELS, INC. / AUTO PARK PLACE/UNITY PLACE, NBGH

 NEWBURGH AUTO PARK LLC. (97-2-37) I/B ZONE

VARIANCE (S):

AREA VARIANCES FOR 185-27-C-1 - THE SITE MUST HAVE PRINCIPAL FRONTAGE ON A STATE OR COUNTY HIGHWAY AND THE MAXIMUM 50 FT. BUILDING HEIGHT TO CONSTRUCT A 5-STORY, 112 ROOM HOTEL.

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