

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS
308 GARDNERTOWN ROAD
NEWBURGH, NEW YORK 12550**

**GRACE CARDONE, CHAIRPERSON
ZONING BOARD OF APPEALS**

**Office: (845) 566-4901
Fax: (845) 564-7802
Email: zoningboard@hvc.rr.com**

**AGENDA
THURSDAY, MARCH 27, 2014**

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:

LAMBRINI ANDRIANIS

32 COMMONWEALTH AVENUE, NBGH
(46-5-8.1) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM ALLOWED SQUARE FOOTAGE OF ACCESSORY BUILDINGS AND THE MAXIMUM ALLOWED STORAGE FOR NOT MORE THAN (4) FOUR VEHICLES TO BUILD A CARPORT (TWO 18 X 21 COMBINED) 18 X 42 ON AN ACCESSORY BUILDING.

BARBARA FAUROTE

3 EAST ROAD, WALLKILL
(2-2-18) R/R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE REAR YARD SETBACK AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK AND THE SIDE YARD SETBACK TO BUILD A REAR DECK AND A SECOND FLOOR ADDITION ON THE RESIDENCE.

APPLICANTS:**LOCATIONS:**

WILLIAM & DEBORA CARPENTER 27 DECKER ROAD, WALLKILL
(2-2-22.31 R/R ZONE)

VARIANCE (S):

AREA VARIANCES FOR THE LOT AREA, LOT WIDTH, ONE SIDE YARD SETBACK, THE COMBINED SIDE YARD SETBACKS, LOT SURFACE COVERAGE AND AN ACCESSORY STRUCTURE IN A FRONT YARD FOR A LOT LINE CHANGE (CARPENTER/LOPEZ SUBDIVISION) TO RELOCATE THE BOUNDARY LINE BETWEEN TWO PARCELS.

VALERIE LOPEZ 1 ULSTER TERRACE, WALLKILL
(2-2-31) R/R ZONE

VARIANCE (S):

AREA VARIANCES FOR THE LOT AREA, LOT WIDTH, LOT DEPTH AND (2) TWO FRONT YARD SETBACKS FOR A LOT LINE CHANGE (CARPENTER/LOPEZ SUBDIVISION) TO RELOCATE THE BOUNDARY LINE BETWEEN TWO PARCELS.

WILLIAM & JANICE LeMUNYAN 12 FLEETWOOD DRIVE, NBGH
(88-2-15) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE MAXIMUM LOT BUILDING COVERAGE, THE MAXIMUM LOT SURFACE COVERAGE AND INCREASING THE DEGREE OF NON-CONFORMITY OF THE FRONT YARD SETBACK, ONE SIDE YARD SETBACK AND THE COMBINED SIDE YARDS SETBACK TO KEEP THE PRIOR BUILT L-SHAPE FRONT PORCH ON THE RESIDENCE.

ROBERT RANGHELLI 59 DECKER ROAD, WALLKILL
(2-2-28.4) R/R ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO BUILD AN ADDITION ON THE RESIDENCE.

APPLICANTS:

LOUIS GALLO
(DAIRY QUEEN)

LOCATIONS:

197 SOUTH PLANK ROAD, NBGH
(60-3-6.1) B ZONE

VARIANCE:

USE VARIANCE TO ERECT A DOUBLE RED LIGHT STRIP ALONG THE PERIMETER OF THE FAÇADE OF THE DAIRY QUEEN RESTAURANT.

HELD OPEN FROM THE FEBRUARY 27TH, 2014 MEETING

LAKE CREEK PROPERTIES, LLC /
LINGO ASSOCIATES, LLC.
(McDONALD'S)

65 NORTH PLANK ROAD, NBGH
(76-1-1.1) B ZONE

INTERPRETATION:

INTERPRETATION OF 185 ATTACHMENT 11 - SCHEDULE 11 - USE INTERPRETATION - TO DEMOLISH AND REBUILD THE EXISTING DRIVE-THRU McDONALD'S ESTABLISHMENT.

RESERVED DECISION FROM THE OCTOBER 24TH, 2013 MEETING

C D & SONS CONSTRUCTION CORP.

12 BANNERMAN VIEW DRIVE, NBGH
(22-4-6) R-3 ZONE

VARIANCE (S):

AREA VARIANCES FOR LOT #1 (BUILDING PERMIT # 13-0428) FOR ONE SIDE YARD SETBACK AND THE MINIMUM LOT WIDTH AND FOR LOT #2 FOR THE MINIMUM LOT WIDTH FOR A PROPOSED TWO-LOT SUBDIVISION.

OTHER BOARD BUSINESS

AUTUMN SKY DEVELOPMENT

254 ROUTE 17K, NBGH
(86-1-86) I / B ZONE