

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

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

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**AGENDA  
THURSDAY, MAY 22, 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:**

DEBRA LEE, LLC.  
(C&C TIRE & AUTO)

260 NORTH PLANK ROAD, NBGH  
(34-3-4) B ZONE

**VARIANCE:**

AREA VARIANCE FOR THE MAXIMUM AMOUNT OF ALLOWED SIGNAGE TO ERECT  
A FREE-STANDING SIGN.

KRISTOFFER HAMILTON

627 GIDNEY AVENUE, NBGH  
(76-6-1) R-3 ZONE

**VARIANCE (S):**

AREA VARIANCES FOR THE FRONT YARD SETBACK AND THE REAR YARD  
SETBACK TO KEEP THE PRIOR BUILT POOL AND POOL DECK. (HAS TWO FRONT  
YARDS GIDNEY AVENUE AND BLUE JAY DRIVE)

LAXMI ESTATES II, LLC.  
(DUNKIN DONUTS)

5277 ROUTE 9W, NBGH  
(20-2-40) B / LHI OVERLAY ZONE

**VARIANCE:**

USE VARIANCE TO ALLOW A FOOD PREPARATION SHOP WITH A DRIVE-THRU  
WINDOW IN THE BUSINESS / LHI OVERLAY ZONE.

LAXMI ESTATES II, LLC.  
(DUNKIN DONUTS)

5277 ROUTE 9W, NBGH  
(20-2-40) B / LHI OVERLAY ZONE

VARIANCE:

AREA VARIANCE FOR THE FRONT YARD SETBACK TO BUILD A FOOD PREPARATION SHOP WITH A DRIVE-THRU WINDOW IN THE BUSINESS / LHI OVERLAY ZONE.

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WILLIAM NOBLE

44 ODELL CIRCLE, NBGH  
(51-1-21) R-1 ZONE

VARIANCE (S):

AREA VARIANCES FOR THE REAR YARD SETBACK, THE COMBINED SIDE YARDS SETBACK, THE MAXIMUM LOT BUILDING COVERAGE AND THE MAXIMUM LOT SURFACE COVERAGE TO KEEP THE PRIOR BUILT WRAPAROUND DECK ON THE RESIDENCE.

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**HELD OPEN FROM THE APRIL 24<sup>TH</sup>, 2014 MEETING**

ALAN B. CRAWFORD

1836 & 1834 ROUTE 300, NBGH  
(14-1-17 & 14-1-18) A/R ZONE

VARIANCE (S):

AREA VARIANCES FOR LOT # 1 THE REAR YARD SETBACK; FOR LOT #2 THE LOT AREA, LOT WIDTH, LOT DEPTH, THE FRONT YARD SETBACK AND THE MAXIMUM LOT BUILDING COVERAGE FOR A LOT LINE CHANGE TO RELOCATE THE BOUNDARY LINE BETWEEN TWO PARCELS.

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**HELD OPEN FROM THE MARCH 27<sup>TH</sup>, 2014 MEETING**

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.

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**APPLICANT HAS WITHDRAWN APPLICATION**

CITY OF NEWBURGH                      1200-1210 ROUTE 300 & 167 LITTLE BRITAIN ROAD  
Aka 1000-1006 UNION AVENUE, NBGH  
(CRYSTAL RUN HEALTHCARE)  
(97-3-1, 2, 6, 7, 8, 26) I / B ZONE

APPEAL:  
APPEAL OF THE ISSUANCE OF THE CLEARING AND GRADING PERMIT (# 14-0084)  
ISSUED TO CRH REALTY VIII, LLC. (CRYSTAL RUN HEALTHCARE)

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**HELD OPEN FROM THE FEBRUARY 27<sup>TH</sup>, 2014 MEETING**

LAKE CREEK PROPERTIES, LLC /                      65 NORTH PLANK ROAD, NBGH  
LINGO ASSOCIATES, LLC.                      (76-1-1.1) B ZONE  
(McDONALD'S)

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

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**RESERVED DECISION FROM THE OCTOBER 24<sup>TH</sup>, 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.

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**OTHER BOARD BUSINESS**

EUGENIA FERRARI-FALIN                      35 ODELL CIRCLE, NBGH  
(51-2-25) R-1 ZONE