



# TOWN OF NEW WINDSOR

## ZONING BOARD OF APPEALS

Regular Session

Date: JUNE 11, 2012

### AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of May 14, 2012 meetings as written.

#### PRELIMINARY MEETINGS:

1. **HAPPY INTERNET CAFÉ (12-15)** – An existing wall sign exceeds the maximum length of 10'. The existing sign is 2' x 12'. A variance of 2' is required at 287 Windsor Highway, Suite 400 in a C Zone. **(35-1-52)**
2. **JOHNNY D'S (JEAN HALLIGAN) (12-16)** – A variance to permit two wall signs which exceed the permitted number of signs and the permitted height of both the wall signs located at 909 Union Avenue in a C Zone. **(4-1-67)**
3. **SANDRA BRUCE (SHEVIBE) (12-17)** – An interpretation and or Use variance is required for an existing adult bookstore located at 401 Windsor Highway in a C Zone. **(65-2-24)**
4. **SAAED MOSLEM (12-18)** A proposed wrap around deck will not meet the side yard set back of 20'. The proposed deck is 10' from the side property, a variance of 10' is required at 8 Jay Street in an R-4 Zone. **(40-3-1)**
5. **VERONICA & THOMAS McMILLAN (12-19)** – A proposed attached deck will not meet the rear yard set-back of 50'. The proposed deck is 30' from the rear property line. A variance of 20' is required at 13 Willow Parkway in an R-4 Zone. **(38-4-7)**
6. **JERRY & JUDITH EPSTEIN (12-20)** – An existing shed does not meet the 10' rear and 10' side yard set-backs. A variance of 6' for the rear and 1'4" for the side yard is required at 305 Stephenson Lane in an R-4 Zone. **(75-5-1)**

#### PUBLIC HEARINGS:

7. **ROBERT & ERINN CHATFIELD (12-12)**- A proposed 4' Above ground pool does not meet minimum 10' rear and side yard set-backs. A variance of 6' on the side yard and 5' on the rear property line is requested at 2205 Reveres Run in a R-3 Zone. **(77-3-3)**

#### FORMAL DECISIONS

12-09 SIGN HERE SIGN COMPANY

12-10 AMISH PATEL FOR DUNKIN DONUTS

12-11 FORUM NEW WINDSOR LLC / SURBURBAN COURT / JOHN EVANS

**(NEXT MEETING – JUNE 25, 2012)**