



# TOWN OF NEW WINDSOR

## ZONING BOARD OF APPEALS

Regular Session

Date: JULY 23, 2012

### AGENDA

7:30 p.m. – Roll Call

#### TABLE FROM THE LAST MEETING:

1. **HUDSON VALLEY SPCA (12-21)** – Proposed three lot subdivision and site plan. Lot # 1 does not meet minimum lot width, side yard set back, and total side yard set-backs. Lots # 2 & # 3 do meet the code bulk requirements located at 940 Little Britain Road, Route 207, in an NC Zone. (3-1-27.22)

#### PRELIMINARY MEETINGS:

2. **SAXTON SIGN CORP FOR FIRST NIAGARA BANK (12-24)** - The proposed First Niagara Bank walls signs will exceed the maximum number of wall signs by two addition signs. The property will have a total of three wall signs on the building. Located at 115 Temple Hill Road in a C Zone. (69-1-6)
3. **MARK WICHER (12-27)** – A variance for a proposed attached rear pool deck which will need a variance of 25'. The required rear yard set back is 50'. Located at 19 Samantha Court in an R-4 Zone. (7-3-14.2)
4. **TRADE AUTOMOTIVE – ART GLYNN (12-28)** – The maximum size for a fence to project closer to the road than the existing building is 4 feet. A variance is needed for an existing 6' chain link fence. The variance will be a 2 foot difference in height located at 221 Walsh Avenue in a P Zone. (9-1-60)

#### PUBLIC HEARINGS:

5. **MOHAMED ELABBADI (12-23)**- Proposed attached 16' x 24' deck will not meet the minimum rear yard set-back of 50'. A variance of 35' is requested at 1 Stonecrest Drive, a corner lot in an R-4 Zone. (19-4-12)
6. **HAPPY INTERNET CAFE (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)
7. **ERIC MASON (12-25)** – An interpretation for a single family dwelling with two kitchens or a Two-family dwelling located at 67 Bethlehem Road in an R- 1 Zone. (57 -1-26)
8. **MICHAEL EVANGELISTA (12-26)** - A proposed 16x20 attached rear deck will not meet the minimum 30' set-back. A variance of 16.5' is required at 2514 Constitution Way in a R-3 zone. (77-7-16)

**(NEXT MEETING – AUGUST 13, 2012)**