



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: **OCTOBER 24, 2005**

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of SEPTEMBER 26, 2005 meetings as written.

PRELIMINARY MEETINGS:

1. **RICHARD EVANS (05-63)** Request for 8 ft. 6 inches Rear Yard Setback for proposed rear deck at 2415 Settler's Ridge in an R-3 Zone (**77-11-3**)
2. **DANE LEROY (05-64)** Request for 10 ft. Side Yard Setback for existing 10ft by 12 ft. shed which is also located over a drainage easement at 2 Spring Rock Rd in an R-4 Zone (**43-1-50**)
3. **HARRY TOROMANIDES (05-65)** Request for 12 ft. 6 inch variance for proposed second floor addition that will project closer to the road than original house at 10 Hickory Avenue in an R-4 Zone (**18-3-19**)
4. **JULIAN PAYNE (05-66)** Request for 4 .2 ft Side Yard Setback and; 12.3 ft. Total Side Yard Setback for proposed addition at 30 Birchwood Drive in an R-4 Zone (**39-4-18**)
5. **LEWIS SIGN CO. (for Straus Family Capital) (05-67)** Request for 160 square ft. area and; 4 ft Height variance for Free-standing sign at 59 Windsor Highway in a C Zone (**9-1-38.21**)
6. **R. MELNIK, JR. & M. MANDEL (05-68)** Request for Interpretation and/or variance for a two-family dwelling or a dwelling with two kitchens at 298 Lake Road in an R-4 Zone (**58-2-2**)

PUBLIC HEARINGS:

7. **MT. AIRY ESTATES (05-55)** Request for 17 ft. Rear Yard Setback for proposed single-family house at 2029 Independence Drive (corner lot) in an R-3 Zone (**77-1-12**)
8. **MT. AIRY RESTATES (05-56)** Request for 17 ft. Rear Yard Setback for proposed single-family house at 2657 Liberty Ridge in an R-3 Zone (**64-2-24**)
9. **ANGELINA COLONI (for Anthony & Rose Damiano)** Request for 17 ft. Side Yard Setback for existing 8 ft. X 20 ft. breezeway attached to existing garage at 39 Hillside Ave in an R-4 Zone (**12-1-38**)
10. **JOSEPH BONURA (05-50)** Request for determination of the exact location of any District Boundary shown on the zoning map, or Use Variance to locate a hotel in an R-4 Zone at 2975 NYS RT. 9W in an R-4 Zone (**37-1-31.1**)
11. **JEFFREY EHLERS (05-49)** Request for 27 ft. Rear Yard Setback for proposed House Deck, Pool Deck and Pool at 342 Butternut Drive in a CL-1 Zone (**80-6-1**)
12. **CUMBERLAND FARMS (05-58)** Request for variance from Section 300-73(B)(3) which limits extensions of pre-existing non-conforming use to 30%. Applicant seeks approval for 127% increase in footprint (1,590 s.f. to 3,600 s.f.) at Corner of Caesar's Lane & Rt. 94 in a PO Zone (**37-1-53**)