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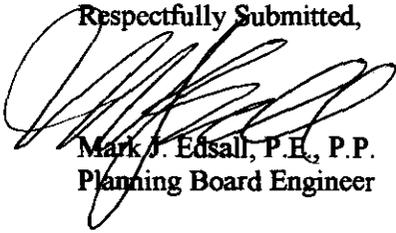
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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HIRSCH LOT LINE CHANGE
PROJECT LOCATION: LAKESIDE DRIVE
SECTION 60 – BLOCK 1 – LOT 10 & 11
PROJECT NUMBER: 05-08
DATE: 13 APRIL 2005
DESCRIPTION: THE APPLICATION PROPOSES A LOT LINE CHANGE BETWEEN THE INVOLVED LOTS TO REARRANGE THE TWO RESIDENCES ON THE PROPERTIES. THE PLAN WAS REVIEWED ON A CONCEPT BASIS.

1. Currently the properties exist as two lots with two residences, with non-compliances and encroachments. The applicant proposes to revise the lot line arrangement, demolish the house on lot #10, and reconstruct the house on that lot closer to Beaver Dam Lake.
2. The properties are located in the R-4 Zoning District of the Town. *This application requires a referral to the Zoning Board of Appeals for several area type variances. Some corrections needed to the plan before it is referred to the ZBA are as follows:*
 - Correct Bulk Table information. All values are incorrect (except height and coverage) based on the rezoning of July 2002.
 - Correct Bulk table information for “coverage”. Town criteria is “Developmental Coverage”, not “Building Coverage”.
 - Please distinguish between variances required and existing non-conforming conditions.
 - Correct side yard setback (existing) for lot #10 (encroachment depicted).
 - Depict all existing setbacks by dimension on the plan, in addition to reference in the bulk table.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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