



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
Regular Session - JANUARY 9, 2006**

**AGENDA**

7:30 p.m. – Roll Call

Motion to accept minutes of **December 12, 2005** meetings as written.

**PRELIMINARY MEETINGS:**

1. **VASAL MONCZYN (06-01)** Request for 28 feet Rear Yard Setback for existing attached rear deck (G-5) at 170 Shaw Road in an R-1 Zone **(52-1-48)**
2. **ERICA GRASSI (06-02)** Request for 13.3 feet Side Yard Setback for proposed addition to existing single-family dwelling (300-10(6)) at 64 Merline Avenue in an R-4 Zone **15-4-3**
3. **CALLAHAN/CREAGAN (06-03)** Request for 26,777 Minimum Lot Area; and 17.3 feet Rear Yard Setback as referred from Planning Board for proposed Lot Line Change at Fernandez Drive **(20-2-17.22 & 19)**
4. **EDWARD JACOPINO (d/b/a Faricellia’s Market) (06-04)** Request for Use Variance for proposed Multi-family/Multiple Dwelling Use (increase in non-conformity); and Parking Variances for off-street parking of 5 spaces as referred from Planning Board for site at 238 Walsh Avenue in an R-4 Zone **(13-2-17)**

**PUBLIC HEARINGS:**

5. **JOHN LEWIS (05-74)** Request for Use Variance to build a single-family residence in a PI zone at 1113 River Road (20-2-49)
6. **LEWIS EVANGELISTO (for Detoro) (05-71)** Request for

**GARAGE:** .7 ft. Side Yard Setback and; 1.2 ft. Rear Yard Setback  
**SHED:** 7.5 ft. Side Yard Setback  
**HOUSE:** 17.5 ft. Front Yard Setback and; 1.5 ft. Side Yard Setback

For existing garage, shed and house at 45 Merline Avenue in an R-4 Zone **(13-12-14.1)**

7. **ROBERT MCKNIGHT, JR. (05-73)** Request for 4 ft. Side Yard Setback for Proposed 24’ X 24’ deattached garage at 51 Birchwood Drive in an R-4 Zone **(40-1-1)**
8. **JORG FRISCHKNECHT (05-72)** Request for 7 ft. Maximum Building Ht. for proposed detached two-car garage at 2 Oak Ridge Drive in an R-4 Zone **(16-1-10)**

**FORMAL DECISIONS:**

**PUCCIO 05-43  
MOWBRAY 05-52  
MCGOVERN 05-44  
THOMPSON 05-46**

**GUALTIERI 05-57  
NADAS 05-47  
SCHILLER 05-48  
GARCIA 05-51**

**MANDATO 05-45  
PATRIOT PLAZA 05-53  
QUICK CHEK 05-54**