



# TOWN OF NEW WINDSOR

## ZONING BOARD OF APPEALS

### Regular Session

Date: JUNE 12, 2006 7:30 p.m. – Roll Call

### AGENDA

Motion to accept minutes of APRIL 24<sup>TH</sup>, 2006, MAY 8<sup>TH</sup>, 2006 & MAY 22<sup>ND</sup>, 2006 meeting(s) as written.

#### PRELIMINARY MEETINGS:

1. **BOBBY CHRISTOFORIDIS (06-34)** Request for 12 ft. Front Yard Setback for Proposed 8 ft. X 25 ft. Front Covered Porch at 6 Oxford Rd. in an R-4 Zone **(40-2-5)**
2. **ERROL FOSCHINI (06-36)** Request for 22 ft. Rear Yard Setback for Pool with Deck attached to the House at 13 Shaker Ct. in a CL-1 Zone **(80-6-9)**
3. **SIGN LANGUAGE (for Green Garden) (06-35)** Request for 5.33 ft Width for proposed wall sign at 176 Windsor Highway in a PUD Zone **(4-2-21.12)**

#### PUBLIC HEARINGS:

4. **4 SEASONS DOLLAR STORE (06-26)** Request for Sign Variances:

	<u>Permitted</u>	<u>Proposed</u>	<u>Variance Requested</u>
Sign #1	2.5' X 10'	1' 6" X 10' 8"	8"
Sign #2	0	1' 6" X 16' 2"	1' 6" X 16' 2"

at 176 Windsor Highway – Suite 100-500 in a PUD area **(4-2-21.12)**

5. **BAKERS DOZEN TOO (06-27)** Request for Sign Variance:

<u>Permitted</u>	<u>Proposed</u>	<u>Variance Requested</u>
10 ft.	17' 9"	7' 9"

at 176 Windsor Highway – Suite 900 in a PUD area **(4-2-21.12)**

6. **ANTHONY FAYO (06-25)** Request for accessory building to project closer to the road than principal building at 308 Bull Road in an R-1 Zone **(56-1-18)**
7. **CHARLOTTE FARRELL (06-28)** Request for 15 ft. Front Yard Setback for existing front deck at 300 Oak Drive in an R-4 Zone **(63-8-12)**
8. **HIGHLAND OPERATING LTD. (V. BIAGINI) (06-20)** Request for 27,747 sq. ft. Minimum Lot Area and; 105 ft. Minimum Lot Width and; 50 ft. Lot Frontage for a proposed two-family dwelling on two vacant lots to be combined to one at Old Forge Hill Rd. in an R-5 Zone (Bulk Tables R-5 line 6-C,D & H) **(71-1-69 & 31.1)**
9. **JAMES REYNOLDS (06-22)** Request for 39 ft. Rear Yard Setback for proposed attached pool deck and; 9ft. Side Yard Setback and 9 ft. Rear Yard Setback for existing Shed (Bulk Tables 300-11-A-1-B) at 10 Samantha Court in an R-4 Zone **(7-3-11)**
10. **JAMES BERKOWITZ (06-30)** Request for 8ft.Rear Yard Setback for proposed 16 ft. X 41 ft. rear deck at 2028 Independence Drive in an R-3 Zone **(77-3-10)**