



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
REGULAR SESSION - AUGUST 22, 2005**

AGENDA

7:30 p.m. – Roll Call

PRELIMINARY MEETINGS:

1. **RUTH GITA NADAS (05-47)** Request for 14,660 sq. ft. Minimum Lot Area for proposed single-family home on Bull Road in an R-1 Zone **(52-1-13.34)**
2. **CARL SCHILLER (05-48)** Request for variance for proposed shed to be located between the house and the street at 6 Horseshoe Bend in an R-4 Zone **(46-2-21)**
3. **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)**
4. **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)**
5. **DAVID GARCIA (05-51)** Request for 8 ft. Rear Yard Setback for proposed 8' X 12' shed and; for proposed shed to project closer to the road than the house on a corner lot at 2 Harth Drive in an R-4 Zone **(43-1-1)**
6. **JOHN MOWBRAY (05-52)** Request for 24 ft. Side Yard Setback for existing deck at 318 Beattie Road in an R-1 Zone **(55-1-117)**
7. **PATRIOT PLAZA ASSOCIATES LLC. (05-53)** Request for 12 ft. Maximum Building Height for proposed Cupola on commercial retail center at 337 Union Avenue in a PUD Zone **(4-2-21.12)**
8. **QUICK CHEK FOOD STORES (05-54)** Request for:

INTERPRETATION – of Code Section 300-26(A) relative to 1000 ft. spacing between “gasoline facilities/stations”. As per bulk tables, this application is for “Convenience store with gasoline sales” (use B-7)

FREE STANDING SIGN - Request for 27.9 sf for sign.

WALL SIGN – Request for 45 sf for wall sign.

All at corner of Rt. 32 & Union Avenue in an NC Zone **(12-1-49)**

PUBLIC HEARINGS:

9. **M & Y BUILDERS (05-37)** Request for 21,847 sq. ft. Minimum Lot Area for proposed single family home at 8 Schwartz Lane in an R-1 Zone **(52-1-8.1)**

10. **ARCHIBALD AUSTIN (05-42)** Request for 6 ft. fence to project closer to the street than the principal building on a corner lot at 2 Karen Ct. in an R-1 Zone **(51-2-18)**

PUBLIC HEARING CONTINUATION (from July 25, 2005)

11. **AMERADA HESS CORP. (05-36)** Request for:
 - 7 ft. Rear Yard Setback and;
 - 30 square foot variance for façade sign and;
 - 4 parking spaces and;All at corner of Union Avenue & Windsor Highway in an NC Zone **(12-2-1)**