

**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS - Regular Session**  
**Date: SEPTEMBER 12, 2005**  
**AGENDA**

7:30 p.m. – Roll Call

Motion to accept minutes of July 25<sup>th</sup>, 2005 , August 8<sup>th</sup>, 2005 and August 22<sup>nd</sup>, 2005 meetings as written.

**PRELIMINARY MEETINGS:**

1. **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)**
2. **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)**
3. **CLEO GUALTIERI (MINUTEMAN TAVERN) (05-57)** Request for Existing tractor trailer box to be used for storage purposes and; Request for 48 sq. ft. for Total All Signs for existing free standing pole sign at 171 Temple Hill Road in a C Zone **(68-2-10)**
4. **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)**
5. **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 Avenue in an R-4 Zone **(12-1-38)**

**PUBLIC HEARINGS:**

6. **FRANK PUCCIO (05-43)** Request for  

<b>Existing Shed:</b>	<b>Existing Pool &amp; Deck: Existing dwelling &amp; Deck</b>
8.5 ft. Side Yard Setback	2 Ft. Rear Yard Setback 22 ft. Rear Yard Setback
7.8 ft. Rear Yard Setback	

  
All at 118 Glendale Drive in an R-4 Zone **(25-4-11)**
7. **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)**
8. **MICHAEL MC GOVERN (05-44)** Request for Interpretation and/or use variance for Single Family dwelling with two kitchens OR a two-family dwelling (300-90) at 122 Birch Drive in an R-3 Zone **(67-1-9)**
9. **MARILYN THOMPSON (05-46)** Request for Interpretation and/or use variance for Single Family dwelling with two kitchens OR a two-family dwelling (300-90) at 10 Barclay Rd in an R-4 Zone **(27-3-9)**

**FORMAL DECISIONS:**

**EXXON 05-17**  
**COUSER 05-27**  
**STUETZLE 05-23**

**GUERRERO 05-12**  
**SCHULZE 05-26**  
**CIERO 05-25**

**WELCH 05-24**