



## TOWN OF NEW WINDSOR

### ZONING BOARD OF APPEALS

#### Regular Session

Date: JANUARY 10, 2005

#### AGENDA

7:30 p.m. – Roll Call

#### PRELIMINARY MEETINGS:

1. **APPLIED BUILDERS (05-01)** Request for Variance of 300-8 Table of Use Bulk Regulations R-3:  
57,846 sq. ft. Minimum Lot Area (6-C)  
10 ft. Minimum Lot Width (6-D)  
25 ft. Side Yard Setback (6-E)  
50 ft. Total Side Yard (6-F)  
For proposed single-family dwelling at 1039 Rolling Ridge in an R-3 Zone **(89-2-8)**
2. **DENNIS & KAREN GUINEY (05-02)** Request for Variance of 300-10 Use/Bulk Tables R-4:  
2 ft. Side Yard Setback (Column F)  
6 ft. Rear Yard Setback (Column G)  
  
For proposed addition at 16 Valewood Drive in an R-4 Zone **(39-4-9)**
3. **ANTHONY CICCONE (05-03)** Request for 26 ft. Rear Yard Setback for proposed attached pool deck at 33 Oxford Road in an R-4 Zone **(6-6-4.2)**
4. **GLOEDE NEON SIGNS (for Quiznos)** Request for 5.46 foot width for proposed wall sign (300-45 A-2) at 366 Windsor Highway in an C Zone **(65-2-12.1)**
5. **JOHN JAKOBS (05-05)** Request for 20,220 sq. ft. Minimum Lot Size for proposed Single Family Home at 24 Mecca Drive in an R-4 Zone **(58-1-42)**
6. **WILLIAM PFEUFFER JR. (05-06)** Request for proposed 6 ft. fence that will project between the house and the road on a corner lot (300-11, A-3) at 31 Keats Drive in an R-4 Zone **(75-2-1)**
7. **MIRA BLYTHE RUMSEY (for Charles Rumsey Estate)** Request of Interpretation of existing auto sales and repair shop at 7 High Street in an R-4 Zone **(13-5-40)**

#### PUBLIC HEARINGS:

8. **BRIAN INKELES (04-74)** Interpretation and/or Area Variance for: Single Family Home with two kitchens or an Area Variance of 50,000 s.f. for a two-family home in an R-5 Zone at 8 Windsor Garden Drive **(#38-1-15)**
9. **NANCY-JO LEWIS (04-78)** Request for 17 ft. Rear Yard Setback (Bulk Tables 300-10-G) for Existing Rear Deck at 42 Kings Road in an OLI Zone **(32-1-10.23)**
10. **FREDERICK DOBBERTIN (04-79)** Request for an Interpretation and/or Use Variance to convert a single-family dwelling to a two-family dwelling (Bulk Tables 300-8) at 9 Carpenter Road in an R-1 Zone **(53-2-10)**
11. **MARY BURTON (04-75)** Request for an Interpretation to reinstate previous Use Variance to allow a two-family dwelling in an R-4 Zone (Bulk table 300-8, column A) at 151 Quassaick Avenue **(17-4-51)**
12. **JOAN KAISER (04-77)** Request for Interpretation and/or Use Variance for Existing Single-Family home with two kitchens (bulk tables 300-8; A) at 25 Walnut Street in an R-4 Zone **(18-2-2-)**
13. **HOFFMANN-WALKER, INC. (for Gita Nadas) (04-76)** Request for 12,375 sq. ft. Minimum Lot Area (Bulk Tables 5-C) and; 50 ft. Minimum Lot Width (Bulk Tables 5-D) for proposed single-family dwelling at 458 Bull Road in and R-1 Zone **(52-1-13.33)**