



## TOWN OF NEW WINDSOR

### ZONING BOARD OF APPEALS

#### Regular Session

Date: **SEPTEMBER 26, 2011**

#### AGENDA - REVISED

7:30 p.m. – Roll Call

Motion to accept minutes of July 25, 2011 meetings as written.

#### TABLED FROM LAST MEETING:

1. **MOBILE GRAFX SIGN COMPANY – WELLS FARGO (11-23)** A variance is required for an additional façade sign. The first façade sign is 2.5' x 17' and variance of 7' in width is requested. The second façade sign is 3.5' x 7' and a variance of 1' height is requested at 955 Little Britain Road in NC Zone. **(3-1-26.12)**

#### PRELIMINARY MEETINGS:

2. **JOHN CHANNEL (11-21)** – A variance is requested for a proposed deck extension of 8' into the side yard set back, this will leave 23.8' to the side property line. A variance of 16.2' is required at 1036 Rolling Ridge in an R-3 Zone. **(89-7-1)**
3. **BRYAN & BARBARA NOE (11-28)** – A variance is requested to have boarding, breeding and raising of fowl. The minimum lot area for this request is 5 acres. The existing lot is 0.723 and a variance of 4.277 acres is required at 203 Bethlehem Road in an R-1 Zone. **(54-1-36)**

#### PUBLIC HEARINGS:

4. **MARTA & MATTHEW FARRELL (11-24)** – interpretation for a single family dwelling with two kitchens or a two family house. Located at 233 Garden Street in an R-4 Zone. **(24-5-29)**
5. **JOHN MORIN (11-25)** – An existing rear deck does not meet the minimum rear yard set – back of 50 ft. A variance of 18 ft is requested at 10 Ash Street in an R-3 Zone. **(67-2-5)**
6. **ANTHONY & PATRICA TARSIO (11-27)** – Variances are needed for a proposed one family house on a vacant lot. Located on Foley Avenue in an R-4 Zone. **(15-3-6)**
7. **STEVEN DRABICK (11-26)** – Area variances required for a proposed used car lot which was a former gas station. The variances requested are for gross lot area, net lot area, rear yard, and building height. (some conditions are pre-existing non-conforming as building is existing on site) Located at 801 Union Avenue in an C-Zone. **(4-1-9.3)**

(NEXT MEETING OCTOBER 24, 2011)