



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: MARCH 27, 2006

AGENDA

7:30 p.m. – Roll Call

PRELIMINARY MEETINGS:

1. **MT. AIRY ESTATES (06-14)** Request for 7.3 ft. Side Yard Setback for proposed single family dwelling at 3012 Molly Pitcher Drive in an R-3 Zone **(76-2-17)**
2. **MT. AIRY ESTATES (06-15)** Request for interpretation of single family dwelling with two kitchens and/or Use Variance for a two-family dwelling in an R-3 Zone at 2075 Independence Drive **(64-2-3)**
3. **MICHAEL & TAMMY PHIPPS (06-16)** Request for 14 ft. Rear Yard Setback for existing 10 X 20 enclosed porch at 4 Cresthaven Drive in an R-4 Zone **(39-3-3)**

PUBLIC HEARINGS:

4. **STEVEN PONESSE & DAWN MARIE MULDER (06-09)** Request for:

AREA VARIANCES

12 ft. Side Yard Setback and;
14 ft. Rear Yard Setback and;
15% Developmental Coverage

INTERPRETATION

Single Family Home with two kitchens

All at 33 Continental Drive in an R-4 Zone **(45-2-15)**