



**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**  
**Regular Session - Date: APRIL 24, 2006**

**AGENDA**

7:30 p.m. – Roll Call

Motion to accept minutes of MARCH 13, 2006 & MARCH 27, 2006 meetings as written.

**PRELIMINARY MEETINGS:**

1. **AM MART INC. (MASOOD) (06-18)** Request for 96 sq. ft. free-standing sign and; 5 ft. height for proposed sign at 419 Windsor Highway in a C Zone **(69-3-6)**
2. **DAVID & EILEEN GARCIA (06-19)** Request for Interpretation and/or Use Variance for proposed addition with second kitchen or two-family dwelling at 40 Willow Parkway in an R-4 Zone **(38-3-56)**
3. **HIGHLAND OPERATING LTD. (V. BIAGINI) (06-20)** Request for 27,747 sq. ft. Minimum Lot Area and; 105 ft. Minimum Lot Width and; 50 ft. Lot Frontage for a proposed two-family dwelling on two vacant lots to be combined to one at Old Forge Hill Rd. in an R-5 Zone (Bulk Tables R-5 line 6-C,D & H) **(71-1-69 & 31.1)**
4. **THOMAS HURLEY (06-21)** Request for 5 ft. Side Yard Setback and; 3 ft. Total Side Yard Setback for proposed 52' above-ground pool at 2036 Independence Drive (THE RESERVE) in an R-3 Zone **(76-4-13)**
5. **JAMES REYNOLDS (06-22)** Request for 11 ft. Side Yard Setback for proposed attached pool deck and; 9ft. Side Yard Setback and 9 ft. Rear Yard Setback for existing Shed (Bulk Tables 300-11-A-1-B) at 10 Samantha Court in an R-4 Zone **(7-3-11)**
6. **CARLOS GOMEZ (06-23)** Request for 33 ft. Rear Yard Setback for proposed attached rear deck at 8 Cresthaven Dr. in an R-4 Zone **(39-3-5)**
7. **JACQUELINE CALLANAN (06-24)** Request for variance to permit a 6 ft. fence located between the principal building and the street at 58 Keats Drive in an R-4 Zone **(75-5-3)**

**PUBLIC HEARINGS:**

3. **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)**
4. **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)**
5. **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)**
6. **JOSE ALEMANY (06-11)** Request for 14 ft. Rear Yard Setback for proposed attached rear decks at 2641 Liberty Ridge in an R-3 Zone **(64-2-32)**
7. **BETTY LAWRENCE (06-13)** Request for 80 ft. Rear Yard Setback for proposed attached rear deck at 405 Old Forge Hill Road in an R-5 Zone **(71-1-8)**