



**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**  
Regular Session - Date: **MAY 22, 2006**

**AGENDA**

7:30 p.m. – Roll Call

Motion to accept minutes of **MAY 8, 2006** meeting(s) as written.

**PRELIMINARY MEETINGS:**

1. **JAMES BERKOWITZ (06-30)** Request for 8ft.Rear Yard Setback for proposed 16 ft. X 41 ft. rear deck at 2028 Independence Drive in an R-3 Zone (**77-3-10**)

2. **HOFFMAN-WALKER (for McHugh) (06-31)** Request for:

<b>LOT #4:</b> 21,447 s.f. Minimum Lot Area	<b>LOT #5:</b> 30,164 s.f. Minimum Lot Area
30.3 ft. Front Yard Setback	4.1 ft. Front Yard Setback
10.1 ft. Rear Yard Setback	12.4 ft. Rear Yard Setback
217 s.f. Livable Area	

for proposed Lot Line Change on Beaver Brook Road in an R-4 Zone (**58-3-4 & 5**)

3. **RICHARD SKINNER (06-32)** Request for 10 ft. Side Yard Setback and; 3 ft. Rear Yard Setback for existing shed at 40 Forest Hill Road in an R-4 Zone (**44-2-4**)

4. **MICHAEL THOMAS (06-33)** Request for 5 ft. Side Yard Setback and; 5 ft. Rear Yard Setback for proposed in-ground pool at 2713 Colonial Drive in an R-3 Zone (**77-6-8**)

**PUBLIC HEARINGS:**

5. **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**)

6. **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**)

7. **THOMAS HURLEY (06-21)** Request for 5 ft. Side Yard Setback and; 3 ft. Total Side Yard Setback for proposed 24' above-ground pool at 2036 Independence Drive (THE RESERVE) in an R-3 Zone (**76-4-13**)

8. **JOHN & SHARON BETTS (06-07)** Request to replace existing single-family home with a larger single-family home in a C-Zone on Rt. 94 (**69-4-10**)

9. **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**)