



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: MONDAY – APRIL 11, 2005

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of March 14, 2005 & March 28, 2005 meetings as written.

PRELIMINARY MEETINGS:

1. **KENNETH BATES (05-09)** Requests Interpretation of Single-Family dwelling with two kitchens at 1137 Rt. 94 in an NC Zone **(67-5-14)**
2. **ANTHONY ALBANESE (05-15)** Request for 5' fence which exceeds maximum permitted height and will project between house and road (300-11-C-1-C) on a corner lot at 2301 Pioneer Trail in an R-3 Zone **(77-9-1)**
3. **MICHAEL MIELE (05-16)** Request for: (R-3 Bulk Tables)

44,411 s.f. Minimum Lot Area;	75 ft. Lot Width;
22 ft. and 8 ft. Side Yard Setback;	30 ft. Total Side Yard

For proposed single family home at 46 Riley Road in an R-3 Zone **(67-4-4.1)**

4. **RUSSELL & MARGARET KAVANA (05-18)** Request to permit 6 ft. fence to be located between the house and the street (300-11-C.1c) at 7 Provost Drive in an R-4 Zone **(49-4-12)**
5. **EXXON MOBIL (05-17)** Request for variance of:

29 ft. front yard (canopy – Rt. 32)	18 ft. Side yard (car wash)
31 ft. front yard (building – Rt. 94)	6 ft. Maximum Building Ht. (car wash)

At Rt. 32 & Rt.94 – Vails Gate in a C Zone **(69-4-26.2)**

PUBLIC HEARINGS:

6. **PETER GASPARINI (05-11)** Requests variance for 10 feet Side Yard and; 10 feet Rear Yard setback for existing 10 ft. X 10 ft. shed(300-11A, 1b) at 300 Walnut Ave in an R-4 Zone **(62-8-2)**
7. **FREDERICK FAYO, III (05-08)** Request for variance of (Bulk Tables R-1; 5-D & 5-F:
73 ft. Minimum Lot Width 14 ft. Side Yard Setback
17 ft. Side Yard Setback 31 ft. Total Side Yard
For proposed single family house at 252 Bull Road in an R-1 Zone **(56-1-9)**