

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 05-08

DATE: 5-18-05

APPLICANT:

Douglas Hirsch
39 Lakeside Drive
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 2-22-05

FOR: LOT LINE CHANGE

LOCATED AT: West side Lakeside Drive

ZONE: R-4

DESCRIPTION OF EXISTING SITE: SEC: 60 BLOCK: 1 LOT: 10 & 11

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Area Type Variances Required -

Lot 10; lot area, lot width, frontage.

Lot 11; lot area, lot width, side yard, minimum livable area, development coverage.

(some conditions are pre-existing non-conforming, see sheet 2)

TOWN OF NEW WINDSOR CODE: **Bulk Regulations**

Mark J. Edsall P.E., P.P.

Mark J. Edsall, P.E., P.P. 
Engineer for the Planning Board

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued

REQUIREMENTS

P.B. # **05-08**

ZONE: **R-4**

USE: **SFR**

	REQUIRED	PROPOSED*1	VARIANCE REQUESTED
MIN. LOT AREA	43,560 sf	29267/22529 **	14293 /21031 **
MIN. LOT WIDTH	125 ft	19.1 ft / 72.48 ft	105.9/52.52***
REQUIRED FRONT YARD	45 ft	45.4/148.5	-
REQUIRED SIDE YARD	20 ft	25.2/8.5**	- / 11.5**
REQUIRED TOTAL SIDE YARD	40 ft	71.2/40.2	-
REQUIRED REAR YARD	50 ft	>50 both lots	-
REQUIRED FRONTAGE	70 ft	17.5/74	52.5*** / 0
MAX. BLDG. HT.	35 ft	<35 both lots	-
FLOOR AREA RATIO	n/a	n/a	-
MIN. LIVABLE AREA	1200 s.f.	>1200 / 980**	- / 20 sf **
DEVELOPMENTAL COVERAGE	20 %	16.5 / 22.4 **	- / 2.4 **
O/S PARKING SPACES	-	-	-

***1 values shown are lot 10/lot11**

**** denotes pre-existing non-conforming condition**

***** denotes variance required**

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE