

**AGENDA FOR A REGULAR MEETING  
OF THE ZONING BOARD OF APPEALS  
OF THE TOWN OF NEW CASTLE  
SEPTEMBER 30, 2015  
7:15 PM**

**PUBLIC HEARINGS**

**HANIFAN- 2015-38**

Public hearing on application made by Becky and Kerry Hanifan of 3 Colony Row, to the Zoning Board of Appeals of the Town of New Castle for a development coverage variance from the requirements in Section 60-420A(7)(b) of the New Castle Town Code, for a two-story addition, pergola, and driveway extension on property located in a R-1A Zoning District, located on the east side of Colony Row, said property being known and designated on the tax maps of New Castle as Section 93.9 Block 2, Lot 22.

**DARLINGTON-2015-39**

Public hearing on application made by Lynne Darlington of 214 Pinesbridge Road, to the Zoning Board of Appeals of the Town of New Castle for a side yard variance from the requirements in Section 60-410A of the New Castle Town Code, for a two-story addition on property located in a R-2A Zoning District, located on the east side of Pinesbridge Road, said property being known and designated on the tax maps of New Castle as Section 80.12 Block 2 Lot 5.

**WASSERMAN-2015-40**

Public Hearing on application made by Gayle & Michael Wasserman of 69 Ludlow Drive to the Zoning Board of Appeals of the Town of New Castle for a side yard variance from the requirements in Section 60-410A of the New Castle Town Code, for a generator on property located in a R-1A Zoning District, located on the east side of Ludlow Drive said property being known and designated on the tax maps of New Castle as Section 81.11 Block 2 Lot 2.

**DELLO JOIO AND MUCK- 2015-11**

Public Hearing on application made by Gina Dello Joio and Joseph Muck of 15 Dunster Road to the Zoning Board of Appeals of the Town of New Castle for a front yard variance from the requirements in Section 60-410A of the New Castle Town Code, for an addition on property located in a R-1/4A Zoning District, located on the west side of Dunster Road, said property being known and designated on the tax maps of New Castle as Section 59.13 Block 2 Lot 54.

**COOK- 2015-42**

Public Hearing on application made by Brian and Cara Cook of 25 Oak Hill Road to the Zoning Board of Appeals of the Town of New Castle for a rear yard variance, side yard variance, development coverage variance, and a parking variance, from the requirements in Sections 60-410A, 60-420(A)(7)(b) and 60-420(F)(3)(a) (1) of the New Castle Town Code, for new patios, driveway, and walkways on property located in a R-1/2A Zoning District, located on the east side of Oak Hill Road, said property being known and designated on the tax maps of New Castle as Section 92.18 Block 1 Lot 26.

**LEVINE- 2015-43**

Public Hearing on application made by Leslie Levine of 33 Smith Street to the Zoning Board of Appeals of the Town of New Castle for three front yard variances and a rear yard variance from the requirements in Section 60-410A of the New Castle Town Code for a two-story addition, front porch, and mudroom on property located in a R-1/2A Zoning District, located on the east side of Smith Street, said property being known and designated on the tax maps of New Castle as Section 100.15 Block 1 Lot 3.

**LOMBARDI- 2015-44**

Public Hearing on application made by John and Valeria Lombardi of 2 Valley Lane to the Zoning Board of Appeals of the Town of New Castle for three rear yard variances and a development coverage variance from the requirements in Sections 60-410A, 60-420 (C)(8)(a), and 60-420(A)(7)(b) of the New Castle Town Code for a swimming pool, patio, and pool equipment, on property located in a R-1A Zoning District, located on the south side of Valley Lane, said property being known and designated on the tax maps of New Castle as Section 92.10 Block 1 Lot 17.

**BOND- 2015-45**

Public Hearing on application made by Clifford and Emily Bond of 127 Old Roaring Brook Road to the Zoning Board of Appeals of the Town of New Castle for a side yard variance, as an amendment to an approval granted in 2014, from the requirements in Section 60-410A of the New Castle Town Code, for a second story addition on property located in a R-2A Zoning District, located on the east side of Old Roaring Brook Road, said property being known and designated on the tax maps of New Castle as Section 82.17 Block 1 Lot 6.

KRAKOW/CUEVA-2015-46

Public Hearing on application made by Jeanette Cueva & David Krakow of 17 Alta Lane to the Zoning Board of the Town of New Castle for three front yard variances and two side yard variances from the requirements in Section 60-410A of the New Castle Town Code to replace an existing terrace/walkway on property located in a R-1A Zoning District, located on the east side of Alta Lane, said property being known and designated on the tax maps of New Castle as Section 101.9 Block 2 Lot 7.

SUNSHINE CHILDREN'S HOME- 2015-12

Adjourned public hearing on application made by Sunshine Children's Home and Rehab Center owned by Spring Valley Road LLC and MSAF Group, LLC, of 15 Spring Valley Road to the Zoning Board of Appeals of the Town of New Castle for an amendment to their Special Use Permit for an expansion to their existing facility pursuant to Section 60-430(O)(5) of the New Castle Town Code, for a variance from Section 60-430(O)(5)(a) requiring frontage or access to a state or county road and for a variance from the requirements of Section 60-430(O)(5)(c) to permit an increase in the maximum number of beds on the property located in a R-2A Zoning District, located on the west side of Spring Valley Road, said property being known and designated on the tax maps of the Town of New Castle as Section 79.16 Block 1, Lot 1.

**Approvals:**

Adoption of the July 30, 2015 Meeting Minutes