

PB# 81-21

**Joseph & Maria
Ritosa**

Gitosa, Joseph ~~81-21~~ 81-21

approved for letters
to build a garage in
driveway

Original garage could not be used
because of grade of driveway - No fee

filed with T.C. 6/25/81

charged
LH



Oxford Pendaflex

STOCK No. 753 1/3

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MADE IN U.S.A.

APPLICATION FOR SITE PLAN APPROVAL

Name JOSEPH E MARIA RITOSAAddress 323 BURROUGHS LANE1. Owner of the property JOSEPH E. MARIA RITOSA

2. Location of the property:

3. Zone area R4

4. Nature of business:

5. Lot size: Front 107 Rear 107 Depth 1236. Building setbacks: Front yard _____ Rear yard _____
Side yards _____7. Dimensions of new building 18.17 x 21.33AdditionIf addition, state front, side, rear of existing structure:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project.

Signed:

Joseph Ritosa Maria Ritosa
(APPLICANT)

the words "same as" are followed by a series of group symbols, the use group and their respective bulk regulations shall be construed as applying to equivalent uses in the district wherein referred.

ARTICLE V
Supplementary Regulations

§ 48-14. Supplementary yard regulations.

A. Accessory buildings.

- (1) An accessory building may be located in any required side or rear yard, provided that:
 - (a) Such building shall not exceed fifteen (15) feet in height.
 - (b) Such building shall be set back ten (10) feet from any lot line.
 - (c) All such buildings, in the aggregate, shall not occupy more than ten percent (10%) of the area of the required rear or side yard.
- (2) Accessory buildings constructed at the same time may be located in pairs or groups in the required rear or side yard along the common side lot line or rear lot line of contiguous lots.
- (3) An accessory building on that portion of a lot not included in any required yard shall conform with the height regulations for principal buildings.
- (4) No accessory building shall project nearer to the street on which the principal building fronts than such principal building. Should topographic conditions be such that practical difficulties would be caused by this requirement with respect to the location of garages, the Planning Board may authorize the erection of such garages under the following conditions:
 - (a) If the natural slope is from ten percent (10%) to twenty percent (20%) within twenty-five (25) feet

of the street line, the Board may permit a garage not closer than twenty (20) feet to the street line.

- (b) Where such slope exceeds twenty percent (20%), a garage may be permitted not closer than ten (10) feet to the street line.

- (5) The storage of unlicensed vehicles is prohibited in any residential district except in enclosed structures complying with these regulations.

B. Corner lots.

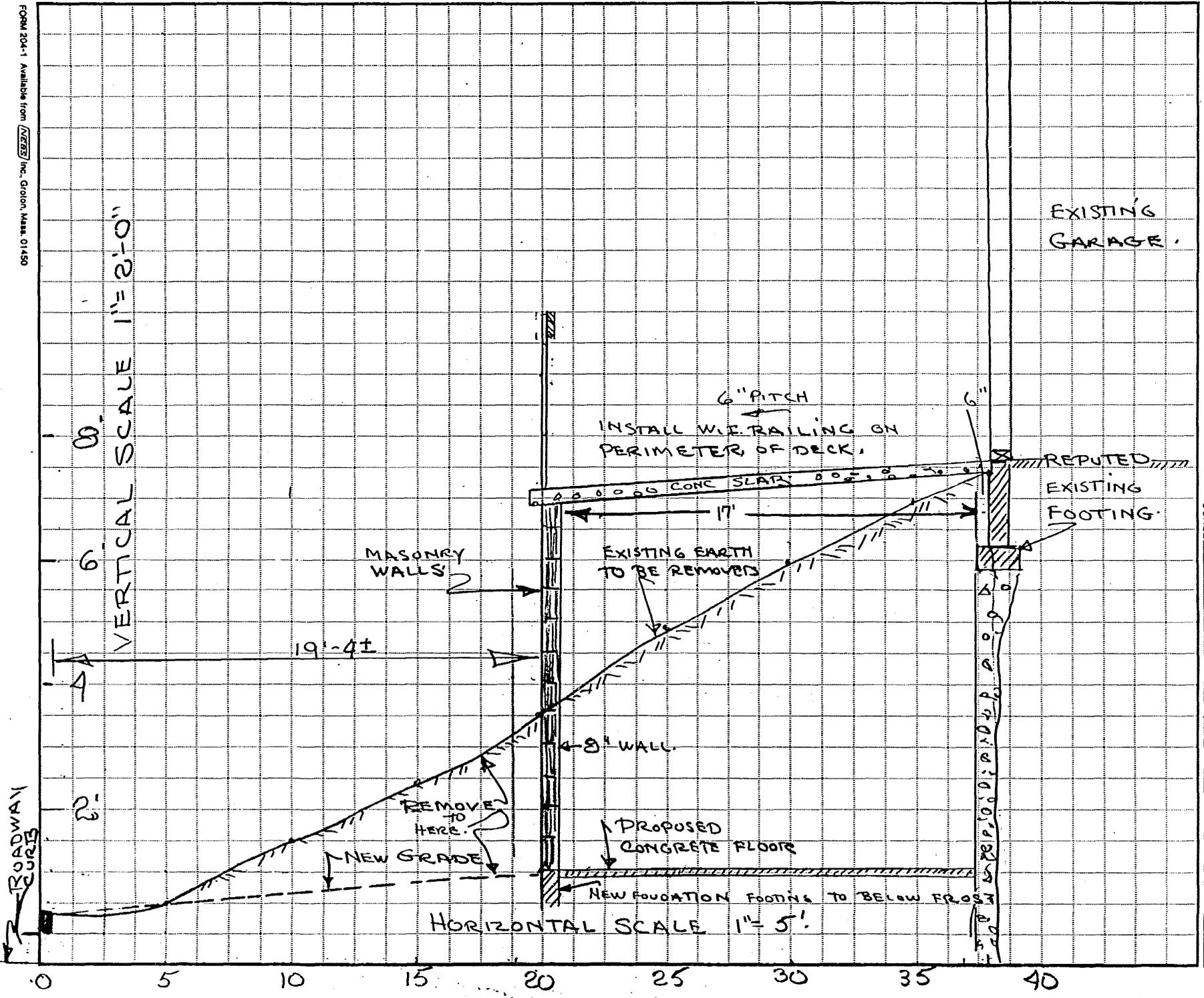
- (1) Obstruction of vision at street intersections. At all street intersections in all districts, no obstructions of vision exceeding thirty (30) inches in height above curb level shall be erected or maintained on any lot within the triangle formed by the street lines of such lot and a line drawn between points along such street lines thirty (30) feet distant from their point of intersection.
- (2) Rear and side yards. On a corner lot, front yards are required on both street frontages, and one yard other than the front yards shall be deemed to be a rear yard and the other or others side yards.

C. Exceptions to yard requirements.

- (1) Permitted obstructions. Cornices or cantilevered roofs may project not more than three (3) feet into a required yard. Belt courses, window sills and other ornamental features may project not more than six (6) inches into a required yard. Fences or walls not over four (4) feet in height may be erected anywhere on the lot, except as set forth in § 48-14B. Fences or walls with a height in excess of four (4) feet shall conform to the requirements set forth herein for buildings. Paved terraces, steps and walks, other than such as are needed for access to the buildings on the lot, shall not project to within fifteen (15) feet of a street line or within four (4) feet of a property line.
- (2) Entries and porticos. A roofed-over but unenclosed projection in the nature of an entry or portico, not

ALVIN ADLER, P.E.
 Consulting Engineers
 32 Broadway
 WOODRIDGE, NEW YORK 12789

JOB JOE RITZKA
 SHEET NO. 2 OF _____
 CALCULATED BY _____ DATE 4/13/81
 CHECKED BY _____ DATE _____
 SCALE VERT 1"=2' - HORIZ. 1"=5'



Handwritten notes at the top of the page, possibly a date or reference number.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office of Building Inspector
HOWARD COLLETT, Building Inspector
Town Hall, 555 Union Avenue
New Windsor, N. Y. 12550
Telephone 565-8807

Refer -
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT
Pursuant to New York State Building Code and Town Ordinances

Date...4/14/81.....19.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- b. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- c. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- d. The work covered by this application may not be commenced before the issuance of a Building Permit.
- e. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

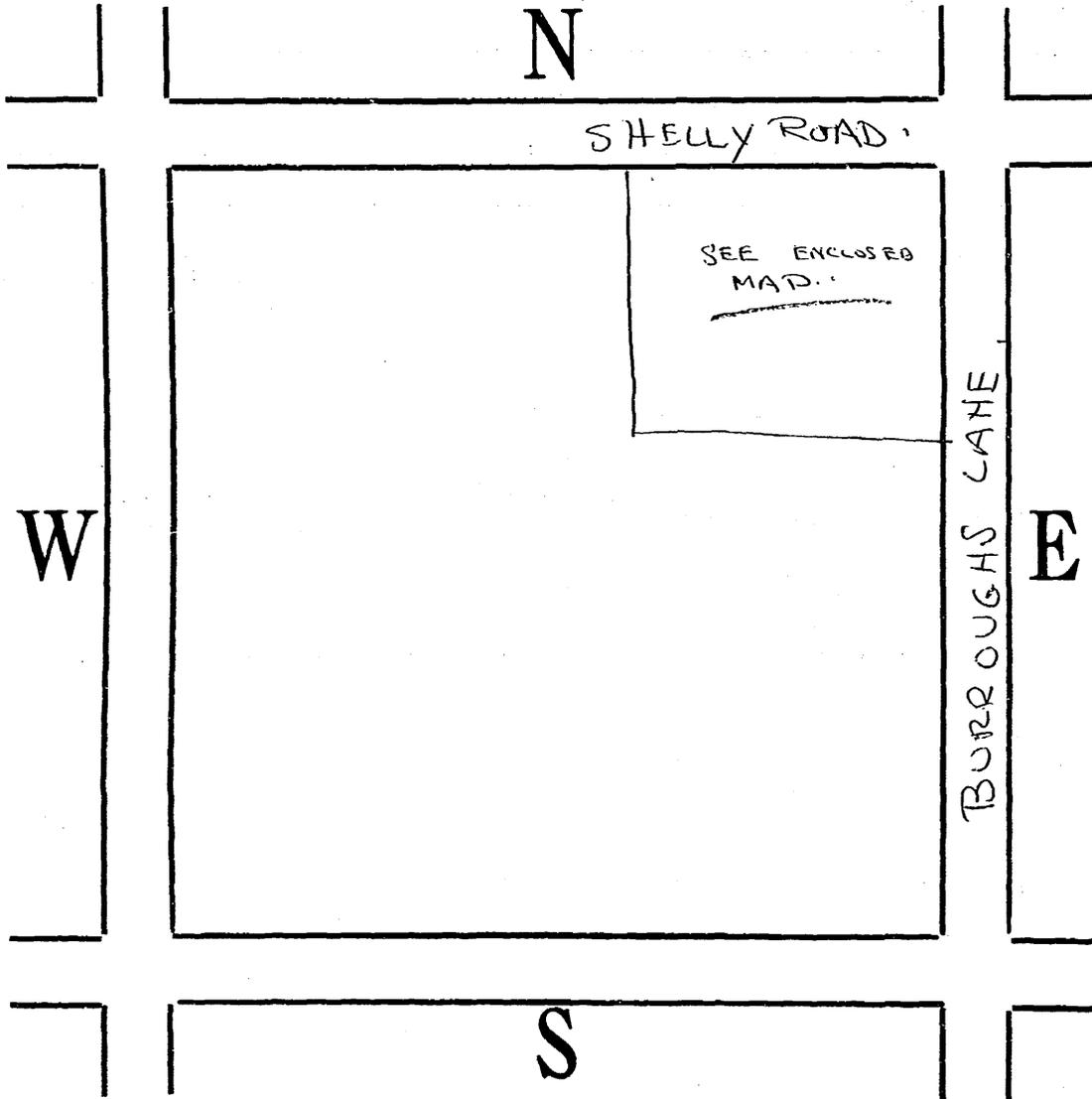
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Joseph Pitore - *Maria Pitore* 323 Burroughs Lane New York, N.Y...
(Signature of Applicant) (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Name of Owner of Premises Joseph and Maria Ritosa

Address..... 323 Burroughs Lane New York, N.Y Phone 914 562-0548

Name of Architect..... Alvin Adler

Address..... Woodridge, N.Y. 12789 Phone 434-5360

Name of Contractor Owner

Address..... Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder:..... Owner

If applicant is a corporation, signature of duly authorized officer.

.....
(Name and title of corporate officer)

1. On what street is property located? On the west side of Burroughs Lane
(N. S. E. or W.)

and N.W. corner at the intersection of Shelley Road

2. Zone or use district in which premises are situated

3. Tax Map description of property: Section..... Block..... H Lot..... I

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy Residence b. Intended use and occupancy Residence

5. Nature of work (check which applicable): New Building..... Addition.. X .. Alteration..... Repair..... Removal.....

Demolition..... Other.....

6. Size of lot: Front..... 107 Rear..... 107 Depth..... 123 Front Yard..... Rear Yard..... Side Yard.....

Is this a corner lot? Yes

7. Dimensions of entire new construction : Front, 21.33 Rear, 21.33 Depth 8.11 Height 8'..... Number of stories...!
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
- Number of bedrooms..... Baths..... Toilets.....
- Heating Plant : Gas..... Oil..... Electric...../Hot Air..... Hot Water.....
- If Garage, number of cars.. 2..
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
-
10. Estimated cost Fee
 (to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below **must** be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

