

ZB# 01-48

George Botzakis

19-4-62

01-48 - Botzakis, George
(area) 19-4-62

Prelim.

Sept. 24, 2001.

Public Hearing:

Oct. 22, 2001

Granted

Refund \$403.00



19-11-62

45

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#049-2001

10/01/2001

Melcar Construction #01-48

Received \$ 150.00 for Zoning Board Fees on 10/01/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

MELCAR CONSTRUCTION, CORP.

ERIC MASON, PRESIDENT

845-567-1891
126 MT. AIRY RD.
NEW WINDSOR, NY 12553

1-108/210

DATE 9 26 01

PAY TO THE ORDER OF TOWN of New Windsor

\$ 150

ONE hundred fifty 00/100

DOLLARS



HSBC

HSBC Bank USA Newburgh, NY 12550

FOR #ZBA 01-48

⑆003023⑆ ⑆021001088⑆ 494703424⑆

MELCAR CONSTRUCTION, CORP.

ERIC MASON, PRESIDENT

845-567-1991
126 MT. AIRY RD.
NEW WINDSOR, NY 12553

3022

1-108/210

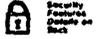
DATE 9 26 01

PAY TO THE ORDER OF Town of New Windsor

\$ 500-

Five hundred 00/100

DOLLARS



HSBC Bank USA Newburgh, NY 12550

FOR ZBA #01-48.

⑆003022⑆ ⑆021001088⑆ 494703424⑆

© HAWKLAND STYLE INC

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Botsakis, Geo.

FILE# 01-48.

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE

APPLICATION FOR VARIANCE FEE.....\$ 150.00

paid ck. # 3023

ESCROW DEPOSIT FOR CONSULTANT FEES.....\$ 500.00

10/1/01.

paid # 3023.

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE ^{9/24/01} 3.....\$ 13.50
 2ND PRELIMINARY- PER PAGE.....\$
 3RD PRELIMINARY- PER PAGE.....\$
 PUBLIC HEARING - PER PAGE ^{10/22/01} 3.....\$ 13.50
 PUBLIC HEARING (CONT'D) PER PAGE.....\$
 TOTAL.....\$ 27.00

500.00
- 97.00

403.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: ^{9/24/01}.....\$ 35.00
 2ND PRELIM.....\$
 3RD PRELIM.....\$
 PUBLIC HEARING. ^{10/22/01}.....\$ 35.00
 PUBLIC HEARING (CONT'D).....\$
 TOTAL.....\$ 70.00

MISC. CHARGES:

.....\$
 TOTAL.....\$ 97.00

LESS ESCROW DEPOSIT.....\$ 306.00
 (ADDL. CHARGES DUE).....\$
 REFUND DUE TO APPLICANT..\$ 203.00

+ 200.00

403.00

** actual refund should have been \$403.00*

-----X

In the Matter of the Application of

GEORGE BOTZAKIS

MEMORANDUM
OF DECISION
GRANTING VARIANCE

#01-48.

-----X

WHEREAS, GEORGE BOTZAKIS, 198 Quassaick Avenue, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a parking variance of 11 spaces at ABC Pizza, at the above location, in an NC zone; and

WHEREAS, a public hearing was held on the 22nd day of October, 2001 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared by Eric Mason for this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.
2. The evidence presented by the Applicant showed that:
 - (a) The property is a commercial property located in a mixed neighborhood of commercial and residential properties.
 - (b) The property is located on a busy state highway.

(c) The property is a restaurant that includes take-out service.

(d) The Applicant seeks to reconfigure the parking lot by adding 11 additional spaces.

(e) The expansion of the parking area will not create any additional water drainage or run off to the neighbors since the area will not be blacktopped.

(f) The increased parking area will not create any ponding or collection of water, or be built on the top of any water or sewer easement.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant that can produce the benefits sought.

3. The variance requested is substantial in relation to the Town regulations, but nevertheless is warranted.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The interests of justice will be served by allowing the granting of the requested area variance.

NOW, THEREFORE, BE IT

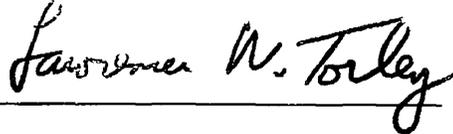
RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for 11 additional parking spaces at ABC Pizza located at 198 Quassaick Avenue, New Windsor, N. Y., in an NC zone, as sought by the

Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: January 14, 2001.

A handwritten signature in cursive script, reading "Lawrence W. Torley". The signature is written in black ink and is positioned above a horizontal line.

Chairman

BOTZAKIS, GEORGE

Mr. Eric Mason appeared before the board for this proposal.

MR. TORLEY: Request for parking variance of 11 spaces for ABC Pizza located at 198 Quassaick Avenue in an NC zone.

MR. MASON: I handed in some pictures I believe at the last meeting.

MS. CORSETTI: Yes, you did and we had sent out 45 notices to adjacent property owners on October 3.

MR. TORLEY: Now, is there anyone in the audience who wishes to speak on this matter? Seeing none, please note so. As I understand from the preliminary meeting that this actually is not a reduction in the number of parking spaces, but simply using permeable rather than impermeable surfaces.

MR. MASON: That's exactly how I would have said it, I think.

MR. KRIEGER: This area would still be available for parking but you'd be unable to line it?

MR. MASON: Correct, that's correct, just if you're not familiar with the area, it's a big parking area in the back, partially blacktopped and lined and to maintain the spaces that we would need without the variance, we'd have to continue to blacktop which would cause or could cause some drainage problems. We're not taking any spaces away, the spaces are still there, if he needs them.

MR. KRIEGER: How many spaces there are lined now?

MR. MASON: Off the top of my head, I do not, I think there was--

MR. BABCOCK: 23, there's 23.

MR. KRIEGER: And law requires that he have?

MR. BABCOCK: 34.

MR. TORLEY: Can I state, other members of the board know that there's really an unpaved portion of the parking area back there is more than adequate and easily used and it's not muddy and things like that.

MR. MC DONALD: You're just not going to pave those spots, right?

MR. MASON: Right.

MR. TORLEY: Thereby not paving, you feel reduces the possibility of adverse drainage and flooding?

MR. MASON: Definitely.

MR. REIS: What brought you to the board originally?

MR. MASON: Well, I've done some work for George and we're looking to get our C.O. We put a small extended like a storage area for him in the back and then parking became an issue.

MR. KANE: So you're clearing up all the details?

MR. MASON: Just tying up all the ends, the details, yes.

MR. KANE: Accept a motion?

MR. TORLEY: Yes.

MR. KANE: I move that we grant the requested parking variances for George Botzakis at 198 Quassaick Avenue.

MR. MC DONALD: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. MC DONALD	AYE
MR. RIVERA	AYE

October 22, 2001

41

MR. TORLEY

AYE

Date 10/26/01

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.
188 N. Drury Lane
Newburgh, N.Y. 12550

DATE		CLAIMED	ALLOWED
10/26/01	Zoning Board Meeting	75 00	
	Misc. - 1		
	Seering - 5		
	Moishuel - 4		
	Santos - 4		
	Sheehan - 2		
	Lucas - 3		
	Weed - 6		
	Manera - 2		
	Scheuermann - 2		
	Di Micelli - 6	211 50	
	Bila/DC Trust - 3		
	Botzakis - 3	286 50	
	47		

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: 8/24/01

APPLICANT: George Botzakis
198 Quassaick Avenue
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Parking

LOCATED AT: 198 Quassaick Avenue

ZONE: NC Sec/ Blk/ Lot: 19-4-62

DESCRIPTION OF EXISTING SITE: ABC Pizza

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. NC Zone, parking calculation , 1space per 3seats.

COPY



BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: NC USE: Eating & Drinking places

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

PARKING: 34 spaces

23spaces

11spaces

cc: Z.B.A.. APPLICANT. FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

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.

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, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: _____

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE PERMIT WILL BE ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises George Botekakis - ABC

Address 198 QUASSAICK AVE New Windsor Phone 562 2060

Mailing Address _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor Melgar

Address 126 Mt Airy Rd NW NY Phone 5671991

State whether applicant is owner, lessee, agent, architect, engineer or builder Builder

If applicant is a corporation, signature of duly authorized officer. ERIC MASON PRES
(Name and title of corporate officer)

1. On what street is property located? On the East side of Union Ave.
(N,S,E or W)
and A 94 200 feet from the intersection of Union 194

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 19 Block 4 Lot 62

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

a. Existing use and occupancy ABC PIZZA b. Intended use and occupancy ABC PIZZA

5. Nature of work (check if applicable) New Bldg Addition Alteration Repair Removal Demolition Other

Roof for storage.

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. 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 _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost ~~12,000~~ 10,000 Fee 50⁰⁰

Cash

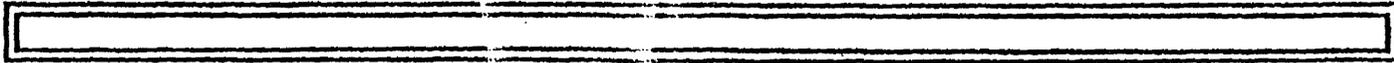


____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychmar
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 563-4618
(914) 563-4693 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____



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 or 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.

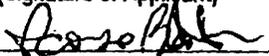
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein 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.



 (Signature of Applicant)

126 Mt Airy Rd New

 (Address of Applicant)

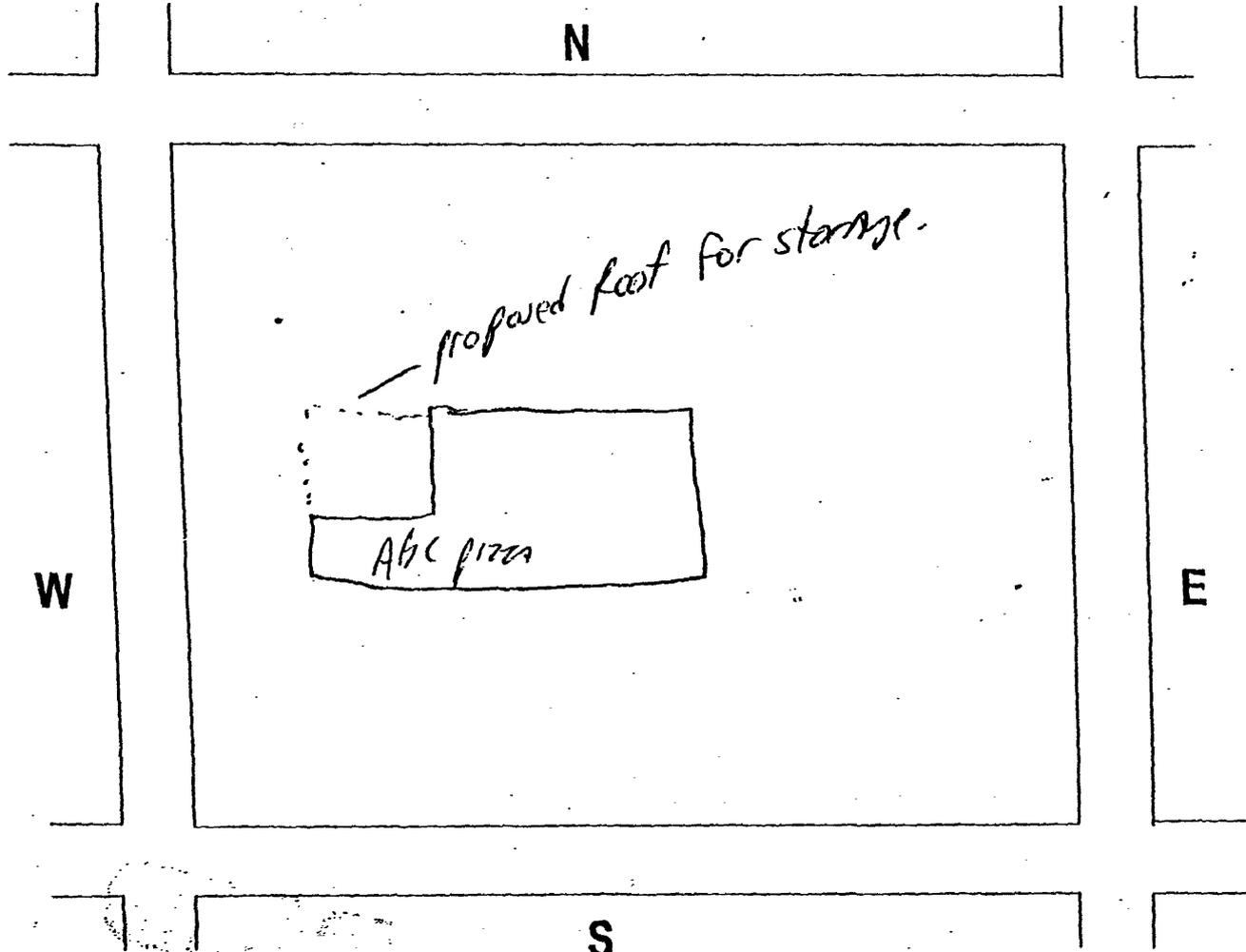


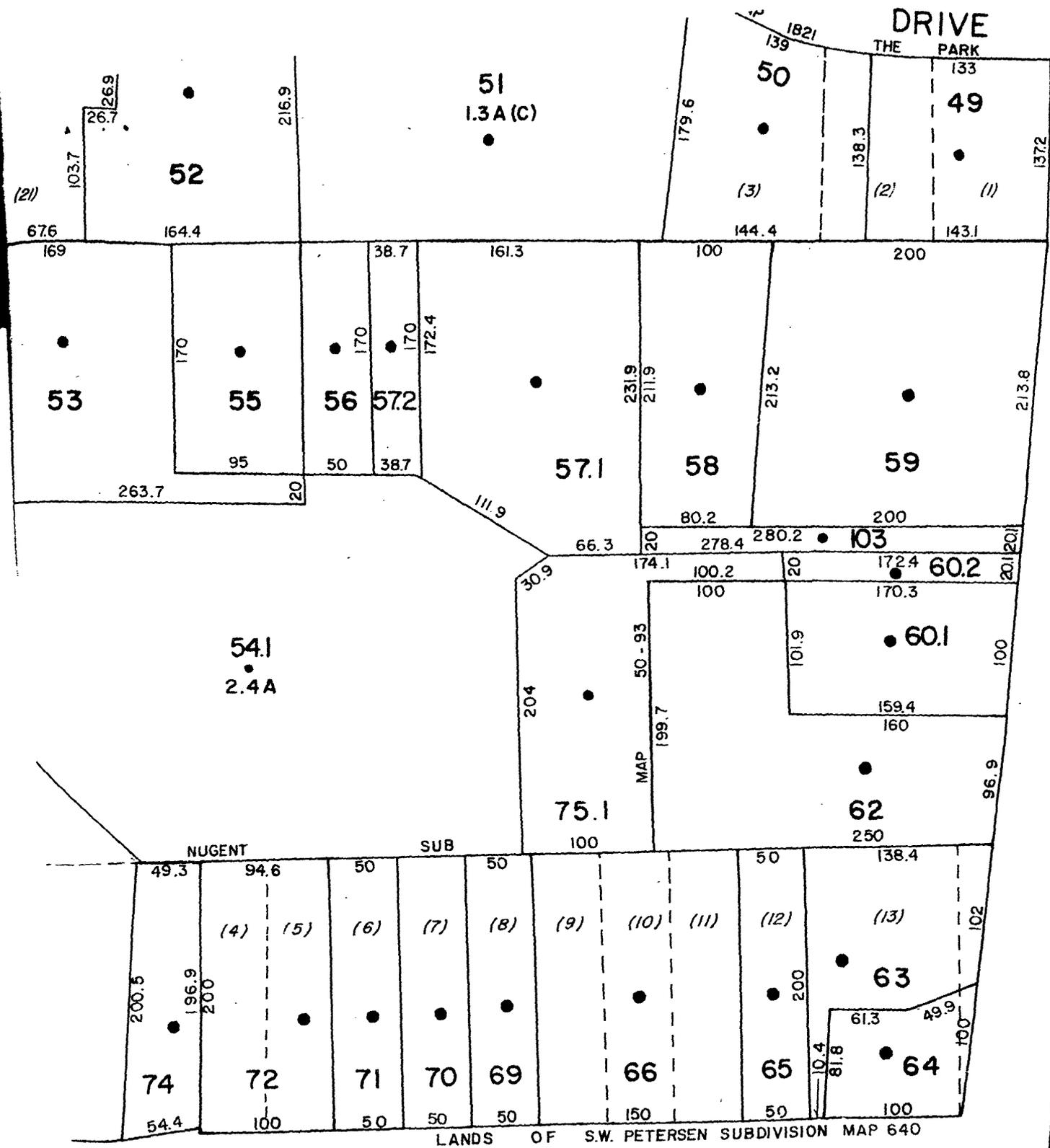
 (Owner's Signature)

198 Quassaick Cir New

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.





NO. 69

SECTION 22

ANGE COUNTY~NEW YORK

14-31,32

Date of Map: 9-24-67

TC

PUBLIC NOTICE OF HEARING
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the **TOWN OF NEW WINDSOR**, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 48.

Request of George Botzakis

for a **VARIANCE** of the Zoning Local Law to Permit:

existing restaurant w/ less than the allowable parking spaces;

being a **VARIANCE** of Section 48-12-Table of Use & Bulk Regs.-Col. 0

for property situated as follows:

198 Quassaick Avenue, New Windsor, NY

known and designated as tax map Section 19, Blk. 4 Lot 62.

PUBLIC HEARING will take place on the 22nd day of October, 2001 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

Lawrence Torley
Chairman

THIS INDENTURE, made the 16th day of November , nineteen hundred and ninety-four, **BETWEEN**

NUGENT & ROTH REALTY CORP., a corporation organized and existing under the laws of the State of New York, and having its principal place of business at 198 Quassaick Avenue, Town of New Windsor, County of Orange and State of New York 12553,

party of the first part, and

GEORGE BOTZAKIS, c/o ABC Pizza, 215 Quassaick Avenue, Town of New Windsor, County of Orange and State of New York 12553,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----TEN and 00/100----- (\$10.00)----- dollars,

lawful money of the United States, and other good and valuable consideration, paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or

successors and assigns of the party of the second part forever,

SECTION 19
BLOCK 4
LOT 62

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, bounded and described as follows:

BEGINNING at a point on the Westerly line of Quassaick Avenue (New York State Route 94); and running thence, along the Northerly and Easterly line of lands now or formerly of James E., Jr. and Kathleen J. Nugent the following two (2) courses;

- 1) N 51 degrees 22' W, passing through an iron pipe at 4.40', for a total distance of 250.0' to an iron pin;
- 2) N 38 degrees 38' E 199.71' to a point on the Southeasterly line of a 40' right of way;

Thence, along said line of right of way, S 50 degrees 32' 30" E 100.0' to a point;

Thence along the Westerly and Southerly line of lands now or formerly of Julianna Farina, the following two (2) courses:

- 1) S 38 degrees 38' W 101.92' to a point;
- 2) S 51 degrees 22' E 160.0' to a point on the Westerly line of said Quassaick Avenue;

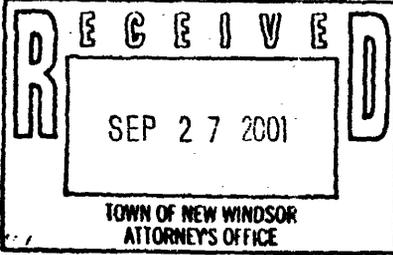
Thence, along said line S 44 degrees 33' W 96.87' to the point or place of beginning.

BEING the same premises described in that certain deed dated December 27, 1988, made by Nugent & Roth Mechanical, Inc. to

This conveyance has been duly authorized by the Board of Directors of the party of the first part, and no other or further corporate action, or consent or approval by the shareholders or any others, is required.

This conveyance neither exhausts nor substantially depletes the assets of the party of the first part, and is made in the regular course of the grantor's business.

Date 7/23/01



TOWN OF NEW WINDSOR
TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.
165 N. Drury Lane
Newburgh, N.Y. 12550

DATE		CLAIMED	ALLOWED
1/24/01	Zoning Board Mtg	75 00	
	Misc: 6		
	Botsakis - 3 13.50.		
	Langer - 2		
	Baker - 3		
	Dimiticeli - 2		
	Bela/Orange Cty Trust - 5		
	Corbett - 3		
	Mans - 9	148 50	
	<u>33</u>	<u>223 50</u>	

PRELIMINARY MEETING:

BOTSAKIS, GEORGE

MR. TORLEY: Request for parking variance for 11 spaces at 198 Quassaick Avenue, ABC Pizza, in an NC zone.

Mr. Eric Mason appeared before the board for this proposal.

MR. MASON: I've got some pictures for identification, like to show you all. Actually, we're technically not going to be losing any spaces, there's ample parking there, but in order for the section that we need to blacktop would be eliminating a lot of space for water runoff. Right now, it drains very well. So that's kind of the request. The space will still be there and available for cars but we're just looking not to blacktop it and line it.

MR. KANE: How are you going to handle the runoff?

MR. MASON: It's basically taking care of itself now so we're not going to change anything.

MR. KANE: Putting the blacktop won't change anything at all?

MR. MASON: If we do blacktop it, it's going to create a problem.

MR. KANE: So you want the variance so you don't have to blacktop this and you don't have to create any kind of water runoff.

MR. TORLEY: What you're saying is that adequate parking is there now but to bring it to the Town Code for impervious surface would create a water runoff problem?

MR. MASON: Correct.

MR. BABCOCK: Yeah, if you seen the site, what happens is it all goes towards the building and the, for the blacktop area surface area, it's somewhat, it's like

blacktop, broken up blacktop that they put in for a gravel that's there now. So if a car wants to park there, they can, it's not a smooth paved surface, it's the stuff that they use.

MR. TORLEY: As you're probably well aware for the benefit of the audience, everything we do here at the zoning board has to be done by a public hearing. We have preliminary meetings such as this so you have a meeting, we understand what you want to do, you understand our questions so when you come to the public hearing, nobody's surprised, nobody's sandbagged so you've been here before, you know that.

MR. MASON: Yes.

MR. TORLEY: Gentlemen, any other questions at this time?

MR. REIS: You're not changing anything at all as far as the lay of the land, you're not, no additional--

MR. MASON: No.

MR. TORLEY: Relief for paving.

MR. MASON: Relief from paving would be perfect words. We're not creating a situation where we're going to lose parking. There's areas still going to be there.

MR. REIS: Thank you. Accept a motion?

MR. TORLEY: Yes.

MR. REIS: Make a motion that we set up Mr. George Botsakis and/or Eric Mason for the requested variance at 198 Quassaick Avenue.

MR. KANE: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. KANE	AYE

September 24, 2001

5

MR. REIS
MR. TORLEY

AYE
AYE



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

October 1, 2001

45

Eric Mason
126 Mt. Airy Road
New Windsor, NY 12553

RE: 19-4-62

Dear Sir/Madam:

According to our records, the attached list of property owners are within five hundred(500) feet of the above referenced property.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

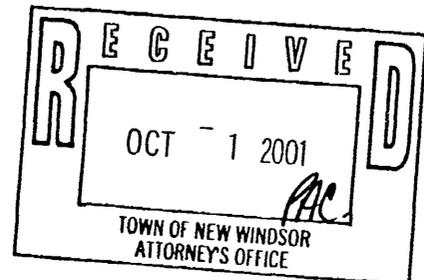
Sincerely,

A handwritten signature in cursive script, appearing to read "L. Cook" followed by a large circular flourish.

Leslie Cook
Sole Assessor

LC/srr
Attachment

CC: Pat Corsetti, ZBA



20-2-7
Hyman & Renee Slavin
99 Silver Spring Road
New Windsor, NY 12553

20-2-8
Armen & Jana Papazian
97 Silver Spring Road
New Windsor, NY 12553

20-2-10
Gertrude Weber
1 Tree Haven Lane
New Windsor, NY 12553

20-2-11
Frank Maresco
3 Tree Haven Lane
New Windsor, NY 12553

20-2-86
Lee & Christine Stout
70 Union Avenue
New Windsor, NY 12553

20-2-87 20-2-88 20-2-89
Michael & Rosemarie Callan
76 Union Avenue
New Windsor, NY 12553

20-2-90
Salvador & Irene Paratore
640 Corwin Avenue
Glendale, CA 91206

20-2-91
Cathy Mcquiston
82 Union Avenue
New Windsor, NY 12553

20-2-92
Stanley & Martha Fornal
205 Quassaick Avenue
New Windsor, NY 12553

20-2-93.1
Richard & Beth Fiore
Box 1150
Newburgh, NY 12550

20-2-93.2
Frank Scarbaci
25 Fernanadez Drive
New Windsor, NY 12553

20-2-93.3
Michael Forrester & Kathleen Cummings
23 Fernandez Drive
New Windsor, NY 12553

22-1-1
Woodlawn Cemetery
93 Union Avenue
New Windsor, NY 12553

23-1-1
Haralambos Kostopoulos
C/o Chervon Auto Repair
PO Box 90
Blauvelt, NY 10913

23-1-53.11
JMR Associates LLC
1 Garrett Mountain Plaza 8th Fl
West Paterson, NJ 07424

19-4-40.
Robert & Patricia McMahon
49 Clintonwood Dr.
New Windsor, NY 12553

19-4-45
Alphonso & Marie Edwards
14 Doral Dr.
New Windsor, NY 12553

19-4-46
Michael & Pamela Vela
10 Doral Dr.
New Windsor, NY 12553

19-4-47
Vincent & Christine Circhio
180 Quassaick Avenue
New Windsor, NY 12553

19-4-49
Rose Navarra
1 Doral Drive
New Windsor, NY 12553

19-4-50
Geri Wildenberg
5 Doral Drive
New Windsor, NY 12553

19-4-51
Sharon & John Betts
11 Doral Drive
New Windsor, NY 12553

19-4-52
Catherine Moore
C/o Mrs. Plumstead
23 Doral Drive
New Windsor, NY 12553

19-4-53
Eileen Keeler
22 Kayleen Drive
New Windsor, NY 12553

19-4-54.1
James & Kathleen Nugent
194 Quassaick Avenue
New Windsor, NY 12553

19-4-55 19-4-56 19-4-57.2
Eileen Keeler
22 Kayleen Drive
New Windsor, NY 12553

19-4-57.1
John & Colleen Babcock
14 Kayleen Drive
New Windsor, NY 12553

19-4-58
Sharon & Neil Belinsky
D/b/a Windsor Counseling GP
10 Kayleen Drive
New Windsor, NY 12553

19-4-59
George & Barbara Benninger
188 Quassaick Avenue
New Windsor, NY 12553

19-4-60.1
Adam & Lisa Nogrady
PO Box 4467
New Windsor, NY 12553

19-4-60.2
Kathleen & Brian Shakel
9 Van Cleft Avenue
Newburgh, NY 12553

19-4-63 19-4-65 19-4-66 19-4-75.1
James & Kathleen Nugent
194 Quassaick Avenue
New Windsor, NY 12553

19-4-64
V.S.H. Realty, Inc. VO 834
777 Dedham Street
Canton, Mass. 02021

19-4-69 19-4-70
Evald & Ingrid Glytov &
Donald Laubenheimer
106 Union Avenue
New Windsor, NY 12553

19-4-71
Kelli Reinle
108 Union Avenue
New Windsor, NY 12553

19-4-72
Frank Bloomer & Stephanie McMurtie
51 Clintonwood Drive
New Windsor, NY 12553

19-4-74
Thomass & Carolyn Pacenza
114 Union Avenue
New Windsor, NY 12553

19-4-76
St. Francis Church Cemetary
145 Benkard Avenue
Newburgh, NY 12550

20-1-1
City School Diistrict of Newburgh
98 Grand Street
Newburgh, NY 12550

20-2-1
Marion Emblar
191 Quassaick Avenue
New Windsor, NY 12553

20-2-2
John & Gail Blair
193 Quassaick Avenue
New Windsor, NY 12553

20-2-3
Dean Hough
195 Quassaick Avenue
New Windsor, NY 12553

20-2-4
Albert & Alice Weightman
197 Quassaick Avenue
New Windsor, NY 12553

20-2-5
Dawn Farrow
8 Tree Haven Lane
New Windsor, NY 12553

20-2-6
John & Antoinette Ferraiolo
3 Archery Road
Newburgh, NY 12553

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

563-4630

01-48.

Date: 10/1/01

I. ✓ Applicant Information: George Botsakis

- (a) George Botsakis, 198 Quassick Ave New Windsor 562 2060
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) ERIC MASON 126 MT AIRY RD NW NY 12573 5671991
(Name, address and phone of contractor engineer/architect)

II. Application type:

- Use Variance Sign Variance
 Area Variance Interpretation

III. ✓ Property Information:

- (a) NC 198 Quassick Ave 19462
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? Res - comm NC
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? _____ ✓
- (e) Has property been subdivided previously? N
- (f) Has property been subject of variance previously? NO
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? N
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: _____

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow: _____
(Describe proposal) _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes ___ No ___.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. 0.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area <u>34</u>	<u>23</u>	<u>11 spaces</u>

* Residential Districts only
** No-residential districts only

✓(b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

If spaces will be available if needed our request will help prevent a drainage problem. The water now soaks in gravelled area - blacktop will prevent this

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: N/A

(a) Variance requested from New Windsor Zoning Local Law, Section _____, _____ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation. N/A

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

(b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

