

**ZB# 02-17**

**Allen Mittelman**

**73-2-21**

#02-17-Mittelman, Allen

Area ③.

73-2-21

Prelim.

Mar. 25, 2002.

Public hearing:

Apr. 22, 2002.

Granted.

Refund: \$203.00





APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Allen Mittelman

FILE# 02-17

RESIDENTIAL: \$50.00  
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE     

APPLICATION FOR VARIANCE FEE.....\$ 50.00

ESCROW DEPOSIT FOR CONSULTANT FEES.....\$ 300.00

*paid # 1127  
3/26/02  
paid ck # 1126  
3/26/02*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 3/25/02 - 3 \$ 13.50  
2ND PRELIMINARY- PER PAGE 4/22/02 - 3 \$ 13.50  
3RD PRELIMINARY- PER PAGE.....\$ \_\_\_\_\_  
PUBLIC HEARING - PER PAGE.....\$ \_\_\_\_\_  
PUBLIC HEARING (CONT'D) PER PAGE.....\$ \_\_\_\_\_  
TOTAL.....\$ 27.00

ATTORNEY'S FEES: \$35.00 PER MEEETING

PRELIM. MEETING:.....3/25/02.....\$ 35.00  
2ND PRELIM.....4/22/02.....\$ 35.00  
3RD PRELIM.....\$ \_\_\_\_\_  
PUBLIC HEARING.....\$ \_\_\_\_\_  
PUBLIC HEARING (CONT'D).....\$ \_\_\_\_\_  
TOTAL.....\$ 70.00

MISC. CHARGES:

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

LESS ESCROW DEPOSIT.....\$ 300.00  
(ADDL. CHARGES DUE).....\$ \_\_\_\_\_  
REFUND DUE TO APPLICANT..\$ 203.00



ZBA # 02-17

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

**RECEIPT  
#301-2002**

**03/26/2002**

**Mittelman, Allen  
326 Nina Street  
New Windsor, NY 12553**

**Received \$ 50.00 for Zoning Board Fees on 03/26/2002. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**

ALLEN P. MITTELMAN  
STEPHANIE MITTELMAN  
326 NINA ST.  
NEW WINDSOR, NY 12553

50-893-302  
219  
3230200175437

1127

Date 3/26/02

Pay to the order of Town of New Windsor \$ 50.00  
FIFTY 00/100 Dollars



KeyBank National Association  
Vails Gate, New York 12584

Memo 2 BT #02-17.

Allen Mittelman

⑆021906934⑆ 3230200175437 1127

ALLEN P. MITTELMAN  
STEPHANIE MITTELMAN  
326 NINA ST.  
NEW WINDSOR, NY 12553

50-683 302  
219  
323020017543  
Date 3/26/02

1126

Pay to the order of TOWN OF New Windsor

\$ 300.00

THREE HUNDRED

00/100 Dollars



KeyBank National Association  
Vails Gate, New York 12584

MEMO 21ST #02-17

Allen Mittelman

⑆021906934⑆ 323020017543⑈ 1126

-----X

In the Matter of the Application of

**ALLEN MITTELMAN**

MEMORANDUM  
OF DECISION  
GRANTING  
VARIANCES

#02-17.

-----X

**WHEREAS, ALLEN MITTELMAN**, 326 Nina Street, New Windsor, N. Y. 12553, has made application before the Zoning Board of Appeals for a 10 ft. side yard variance for an existing shed and a variation of Section 48-14C(1)(c) of Supplemental Yard Regulations to allow 5 and 6 ft. fences at the above location, in an R-4 zone; and

**WHEREAS**, a public hearing was held on the 22nd day of April, 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

**WHEREAS**, the Applicant appeared for this Application; and

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

**WHEREAS**, no one spoke 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 residential property located in a neighborhood of residential properties.

(b) The shed has been in existence for approximately 16 years.

(c) During the shed's existence, there have been no complaints either formal or informal about the shed.

(d) The shed is similar to other sheds in the neighborhood.

(e) The shed was not constructed on top of any well or septic system, water or sewer easement.

(f) The shed does not create any ponding or collection of water, or create any water hazards or affect the run off or path of water drainage.

(g) The shed is located on the property next to a large tree. In order to relocate the shed, this tree would be lost.

(h) The property is located such that it legally has two front yards, although it visually appears only to have one.

(i) The fence for which the variance is sought has been in existence a number of years.

(j) No complaints, either formal or informal have been received regarding the fence.

(k) The fence is connected to another permissible fence.

**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 variances 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 variances requested are substantial in relation to the Town regulations, but nevertheless are warranted.

4. The requested variances 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 variances are granted, outweigh 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 variances.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 10 ft. side yard variance for an existing shed and a variation of Section 48-14C(1)(c) of the Supplemental Yard Regulation to allow 5 and 6 ft. fences to project closer to road than principle structure, at the above address, in an R-4 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: June 24, 2002.



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Chairman

Date 4/24/02

# TOWN OF NEW WINDSOR

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

TO Francis Roth  
 100 N. Dairy Lane  
 New Windsor, N.Y. 12550 DR.

DATE		CLAIMED	ALLOWED
<del>4/24/02</del>	Zoning Board Mtg	75.00	
	Misc. 2		
	Westage - 2		
	Pondvan - 3		
	Gastri - 1		
	Smith - 2		
	Deyer - 3		
	Trapp - 3		
	Mittelman - 5		
	Meyer - 4		
	<del>Trapp - 3</del>	136.00	
	28	201.00	

Date 4/23/02

**TOWN OF NEW WINDSOR**

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

TO ..... DR.

Ernesto Bell  
108 N. Dairy Lane  
Newburgh, N.Y. 12550

DATE		CLAIMED	ALLOWED
3/25/02	Zoning Board Mtg	75 00	
	Misc 21		
	Blythe - 7		
	Roberts - 3		
	Kelly - 3		
	Mittelman - 3      13.50		
	Dean - 4		
	Caldwell - 3		
	Strategic Real Estate - 3		
	Summit on Hudson - 4	139 50	
	31		
		214 50	

MITTELMAN, ALLEN

Mr. and Mrs. Mittelman appeared before the board for this proposal.

MR. TORLEY: Request for 10 ft. side yard for existing shed and variation of Section 48-14C(1)(c) for existing fence between dwelling and street, also fence height of 2 ft. and 1 ft. at 326 Nina Street in an R-4 zone.

MR. MITTELMAN: It's an existing fence, here's some pictures of it.

MR. TORLEY: So you have an existing fence that's too high and you're trying to legalize it?

MR. MITTELMAN: Right, correct, it's set back, it's not on the road.

MR. TORLEY: Again, the same thing, you're on a corner lot.

MR. MITTELMAN: I'm a corner lot, yes, sir.

MR. TORLEY: Be happy, some people have three front yards. As you may have heard in talking with the previous applicant, one of the prime considerations in this board is public health and safety, it's always been that way. So we want to make sure any fence that you have regardless of what you want it doesn't interfere with the motorist being able to see around the corner. When you come to the public hearing, everything has to be done at a public hearing, those are the kinds of things you want to be able to talk about that show that you are not interfering with sight lines, it's not changing water runoff, it's not blocking water and sewer lines, that sort of thing. Gentlemen, do you have any questions?

MR. REIS: No.

MR. BABCOCK: I have one question. On my paperwork, it appeared to be that the shed at one point was 6 foot from the property line, now it's 0 feet, the survey also shows 6 feet, I'm not sure what changed there.

MR. MITTELMAN: What changed it was when I measured the fence for the shed, I had 6.4, but it's like 98.6, so when Lou came over, I said what should I do, so to be safe, I wanted to just go for the ten foot variance, I have about 2.4 feet.

MR. BABCOCK: Okay.

MR. TORLEY: Really we go by whatever measurements you give us, you say you need a five foot variance, turns out you needed a five foot six, you start all over again. But the shed itself doesn't sit on the corner of the property line?

MR. MITTELMAN: It's on our side.

MR. KRIEGER: By how many feet?

MR. MITTELMAN: By 2.6.

MR. TORLEY: So you're requesting a ten foot variance which you will not need, right?

MR. MITTELMAN: Right, I wanted to be safe.

MR. TORLEY: In regard to the shed, you'll be asked questions like is it similar to other sheds that other people have in the neighborhood, why can't you move the shed, why the shed can't be easily moved, is it a big financial hardship, on a concrete pad, things like that.

MR. RIVERA: Is it going to cover any water lines or sewage?

MR. MITTELMAN: No.

MR. TORLEY: Causing any ponding of water?

MR. MITTELMAN: No.

MR. MC DONALD: No complaints?

MR. MITTELMAN: No. Matter of fact, my neighbor just

March 25, 2002

17

moved in, so it didn't affect his survey, that's why I know it's on mine.

MR. MC DONALD: Motion that we grant Mr. Mittelman a public hearing for his requested variance for shed and fence heights.

MR. REIS: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. REIS	AYE
MR. TORLEY	AYE

PUBLIC HEARING:

MITTELMAN, ALLEN

MR. TORLEY: Request for 10 ft. side yard variance for shed and a variation of Section 48-14C(1)(c) of Supplemental Yard Regulations to allow 5 and 6 ft. fences at 326 Nina Street in an R-4 zone.

Mr. Mittelman appeared before the board for this proposal.

MR. TORLEY: Is there anyone in the audience who wishes to speak on this matter? Let the record show there is none.

MS. CORSETTI: With that in mind, we did send out 85 notices on March 26 to adjacent property owners.

MR. KANE: Can we cover the shed first then move to the fences?

MR. TORLEY: Sure.

MR. KANE: Mr. Mittelman, how long has the shed been in existence?

MR. MITTELMAN: It's been up 16 years.

MR. KANE: And any complaints formally or informally about the shed?

MR. MITTELMAN: No.

MR. KANE: Similar to other sheds in your neighborhood?

MR. MITTELMAN: Nicer.

MR. KANE: Any creation of water hazards or ponding of water from the shed whatsoever?

MR. MITTELMAN: No.

MR. KANE: Not over any easements or sewage, septic?

MR. MITTELMAN: No.

MR. TORLEY: So you're asking for ten foot side yard variance, the shed is sitting right on the property line?

MR. MITTELMAN: No, I gave myself a cushion, it's about 2.6 feet.

MR. TORLEY: Because we cannot grant you a variance to have your shed on somebody else's property. Just want to check on that.

MR. MITTELMAN: Lou was out and checked out the strength of the shed.

MR. KANE: And the shed itself, it would be infeasible for you to move that shed into the proper area?

MR. MITTELMAN: Well, the reason why it is there cause you have a very big tree on the right-hand side and I didn't want to cut the trees down, large trees, aboveground roots growing on top.

MR. KANE: Okay, just for the record. Thank you.

MR. TORLEY: Now, as we noted earlier, there's no one in the attendance for the public hearing so I will open and close that. Back to the board, as far as the shed goes, gentlemen, entertain a motion on that matter.

MR. MC DONALD: Motion we grant the variance for the shed, ten foot side yard variance.

MR. KANE: Second the motion.

ROLL CALL

MR. MCDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

MR. TORLEY: Now, fences, are these existing 5 and 6 foot fences?

MR. MITTELMAN: Yes, here's another picture, you can see both the back.

MR. KANE: Do the fences in any way block any traffic, any vision for drivers?

MR. MITTELMAN: No, fence on the road side is 36 feet back and you'll see in the picture there's two big pine trees which even covers them up so you'll see the trees first before the fence.

MR. TORLEY: So he's here because he has two front yards?

MR. BABCOCK: That's correct.

MR. KANE: If it wasn't for the second front, considered second front yard, he wouldn't be here?

MR. BABCOCK: That's correct.

MR. TORLEY: The fence is 36 feet off the road?

MR. MITTELMAN: Right, the front road, right.

MR. KANE: The fence itself provides you a little privacy and security?

MR. MITTELMAN: Yes.

MR. KANE: Any complaints over the years from the height of the fence formally or informally?

MR. MITTELMAN: No, absolutely not.

MR. TORLEY: This is a 6 foot fence I'm looking at here?

MR. MITTELMAN: The wooden fence is the 6 fence and the chain link which you can't see because I did it to blend in is five feet.

MR. TORLEY: I'm trying to figure out how both these can be side yards at right angles.

MR. MITTELMAN: No, this fence, and there's another fence, this is the back yard chain link.

MR. TORLEY: So the back yard doesn't matter?

MR. BABCOCK: That's correct, but it comes across the back yard, across the side yard or the front yard and then down along the road and then back, so that portion is in violation of the 6 foot code.

MR. TORLEY: Do you have any photographs showing the other one?

MR. MITTELMAN: Yes.

MR. BABCOCK: The green one is 6 foot, so this piece here and this piece here.

MR. TORLEY: So this is the five foot chain link is where?

MR. BABCOCK: This is in the back yard, well, this piece of it because it only can be 4 foot, so this U-shaped piece part of the chain link and the wood fence there.

MR. TORLEY: I got you. This fence is not over any water or sewer line, any other easements?

MR. MITTELMAN: No.

MR. TORLEY: It hasn't been a cause of complaints of neighbors?

MR. KANE: Already covered.

MR. TORLEY: Gentlemen?

MR. REIS: Accept a motion?

MR. TORLEY: Yes.

MR REIS: Make a motion that we grant Mr. Mittelman his requested variance for his 5 and 6 foot fences at 326

April 22, 2002

20

Nina Street.

MR. MC DONALD: Second it.

ROLL CALL

MR. MCDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

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

*Revised per. Low*  
*(2) of (2)*

**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: 2/28/02

Revised: 3/12/02

APPLICANT: Allen & Stephanie Mittelman  
326 Nina Street  
New Windsor, NY 12553

*Prelim:*  
*Mar. 25, 2002*

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 2/27/02

FOR : Allen & Stephanie Mittelman

LOCATED AT: 326 Nina Street

ZONE: R-4      Sec/ Blk/ Lot: 73-2-21

DESCRIPTION OF EXISTING SITE: Single Family Dwelling/Corner Lot

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 48-14, A-1b    Accessory buildings shall be set-back 10feet from any property line. Existing shed is 0ft from the property line. A variance of 10ft is required.

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4      USE:

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:    10ft

0ft

10ft

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

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

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

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DATE: 2/28/02

APPLICANT: Allen & Stephanie Mittelman  
326 Nina Street  
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 2/27/02

FOR : Allen & Stephanie Mittelman

LOCATED AT: 326 Nina Street

ZONE: R-4    Sec/ Blk/ Lot: 73-2-21

DESCRIPTION OF EXISTING SITE: Single Family Dwelling/Corner lot

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 48-14C, 1C maximum fence height is 4ft, between dwelling and the street. Existing fences are 6ft and 5ft. A variance of 2ft and 1ft is required.

  
BUILDING INSPECTOR

**COPY**

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4      USE: 6ft and 5ft fence

2ft and 1ft height

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:

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 under slab 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.

RECEIVED  
FEB 27 2002

Town of New Windsor City Hall

FOR OFFICE USE ONLY:  
Building Permit #: 145

**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

X Owner of Premises STEPHANIE ALLEN MITTELMAN

X Address 321 NINA STREET Phone 565-4154

X Mailing Address NEW WINDSOR NY 12553

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

State whether applicant is owner, lessee, agent, architect, engineer or bullder \_\_\_\_\_

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 \_\_\_\_\_ side of \_\_\_\_\_  
(N,S,E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

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

3. Tax Map Description: Section 73 Block 2 Lot 21

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

a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

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

6. Is this a corner lot? Yes

7. Dimensions of entire new construction. Front \_\_\_\_\_ Rear \_\_\_\_\_ Depth \_\_\_\_\_ Height \_\_\_\_\_ No. of stories 5ft chain-link fence

8. If dwelling, number of dwelling units: \_\_\_\_\_ Number of dwelling units on each floor \_\_\_\_\_

Number of bedrooms \_\_\_\_\_ Baths \_\_\_\_\_ Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil 6ft Stockade fence

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 \_\_\_\_\_ Fee 6

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
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 Krychear  
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 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.

Josephine Mitchell  
(Signature of Applicant)

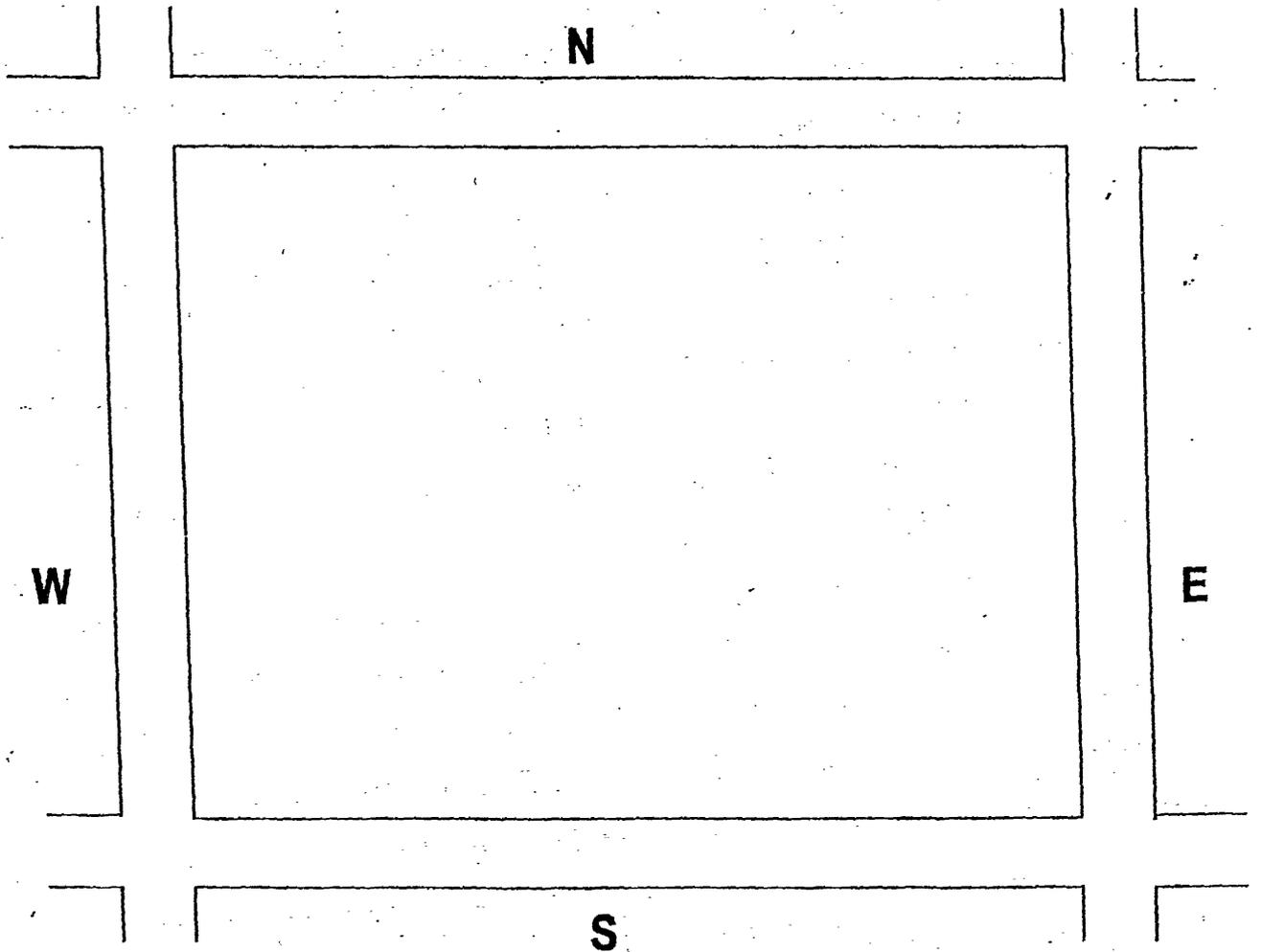
326 HIGH STREET  
NEW WINDSOR NY 12553  
(Address of Applicant)

Michael L. Babcock  
(Owner's Signature)

SAME  
(Owner's Address)

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.



description of layout of property must be drawn on the diagram, which is part of this application.

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(Signature of Applicant)

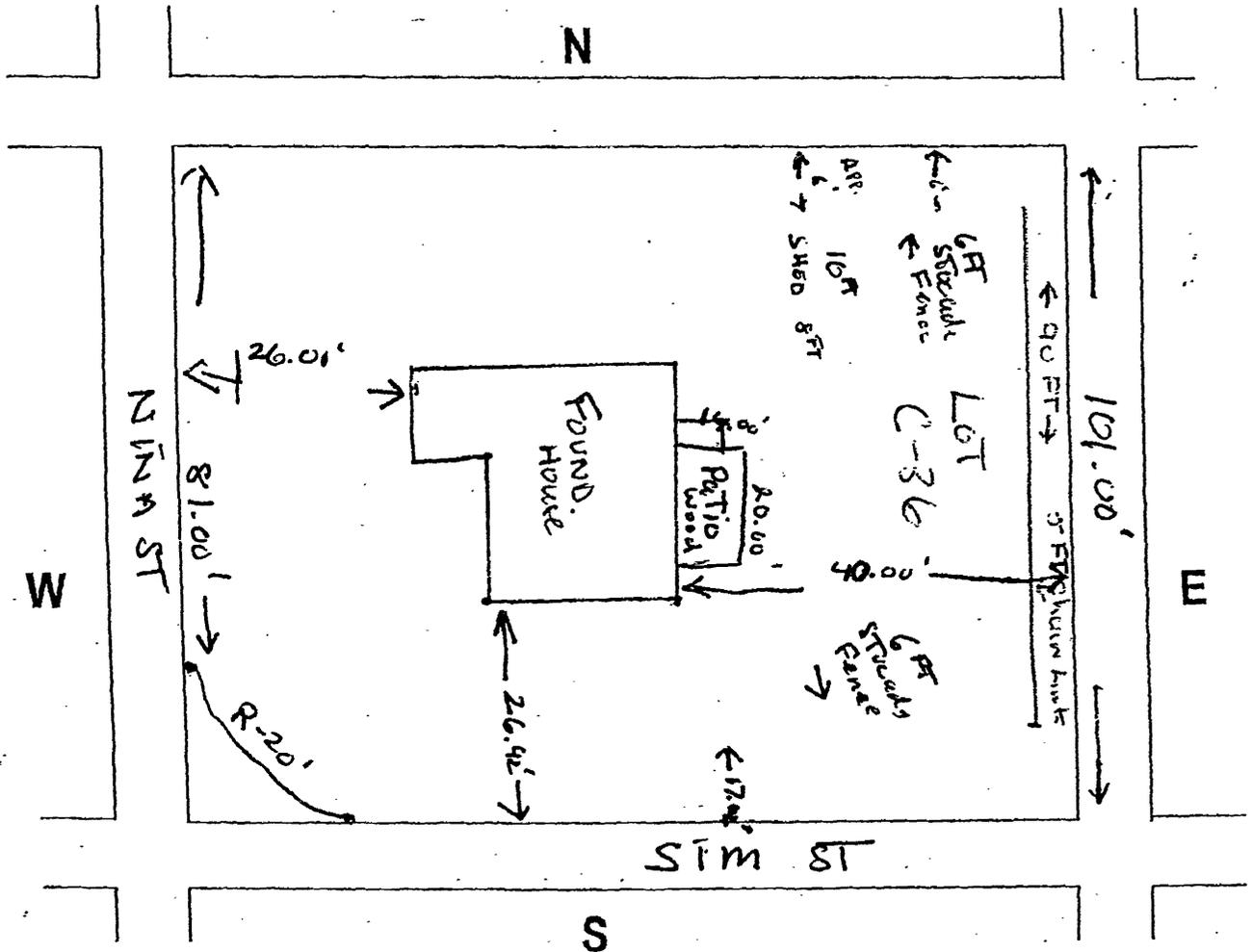
(Address of Applicant)

(Owner's Signature)

(Owner's Address)

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.





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

① of ②  
③/④

**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: 2/28/02

APPLICANT: Allen & Stephanie Mittelman  
326 Nina Street  
New Windsor, NY 12553

**COPY**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 2/27/02

FOR : Allen & Stephanie Mittelman

LOCATED AT: 326 Nina Street

ZONE: R-4    Sec/ Blk/ Lot: 73-2-21

DESCRIPTION OF EXISTING SITE: Single Family Dwelling/Corner lot

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 48-14C, 1C maximum fence height is 4ft, between dwelling and the street. Existing fences are 6ft and 5ft. A variance of 2ft and 1ft is required.

*Louis J. Kuhn*  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4      USE: 6ft and 5ft fence

2ft and 1ft height

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:

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 under slab 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.

FEB 27 2002

FOR OFFICE USE ONLY:  
Building Permit #: 145

**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

X Owner of Premises STEPHANIE/ALLEN MITTELMAN

X Address 321 NINA STREET Phone 565-4154

X Mailing Address NEW WINDSOR NY 12553

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

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

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 \_\_\_\_\_ side of \_\_\_\_\_  
(N,S,E or W)  
and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_

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

3. Tax Map Description: Section 73 Block 2 Lot 21

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.  
a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_

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

6. Is this a corner lot? Yes

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 \_\_\_\_\_ Fee 8

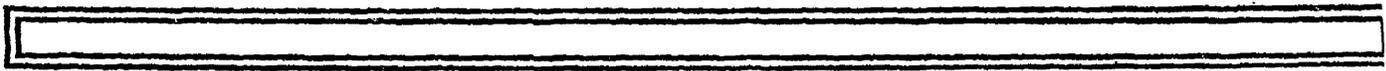
Existing  
5ft chain-link  
fence  
6ft  
Stockade  
fence

\_\_\_\_/\_\_\_\_/\_\_\_\_  
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 Krychear**  
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 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.

Josephine Mitchell  
(Signature of Applicant)

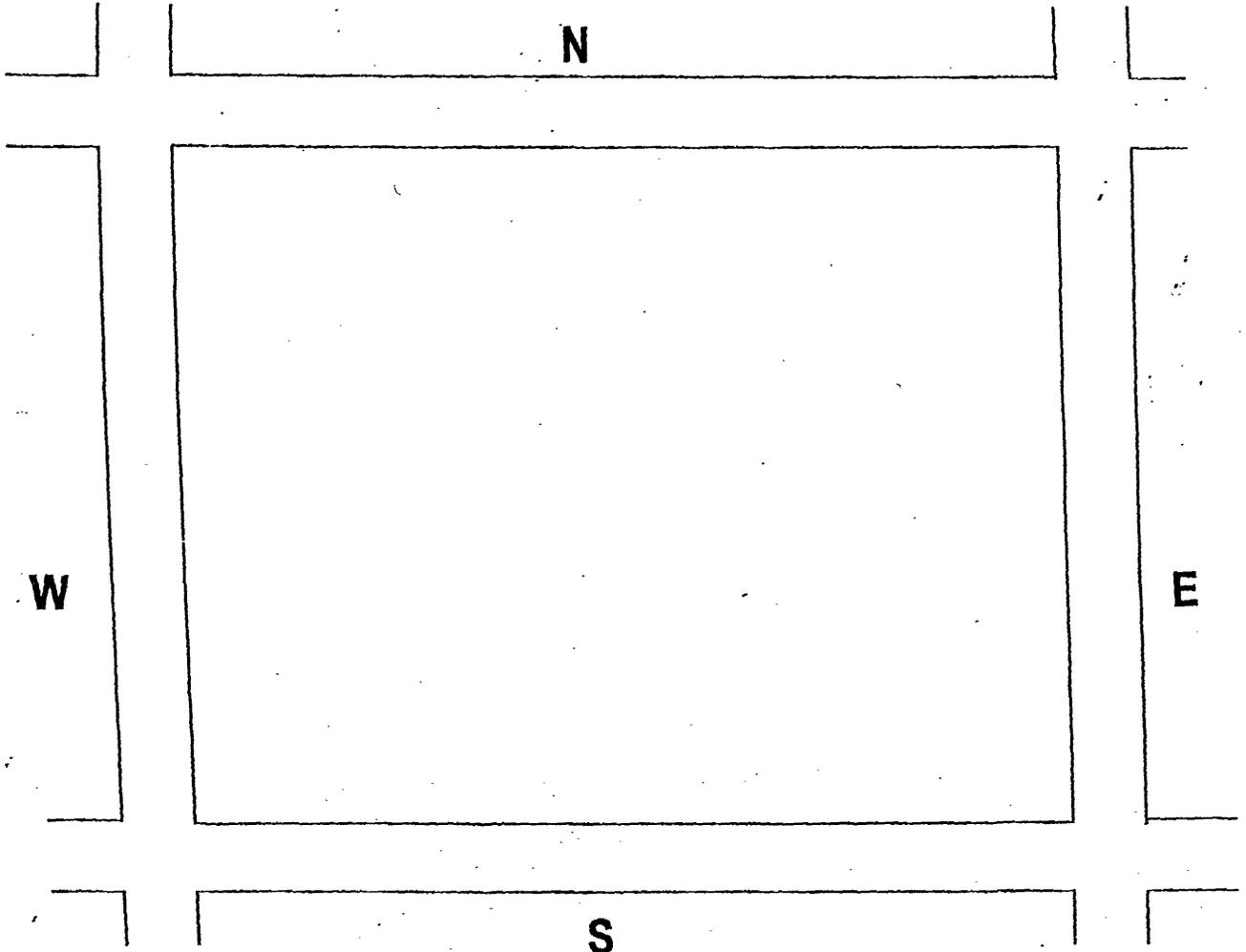
326 NINA STREET  
NEW WINDSOR NY 12553  
(Address of Applicant)

Josephine Mitchell  
(Owner's Signature)

SAME

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.



- description of layout of property must be drawn on the diagram, which is part of this application.
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  - D. The work covered by this application may not be commenced before the issuance of a Building Permit.
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(Signature of Applicant)

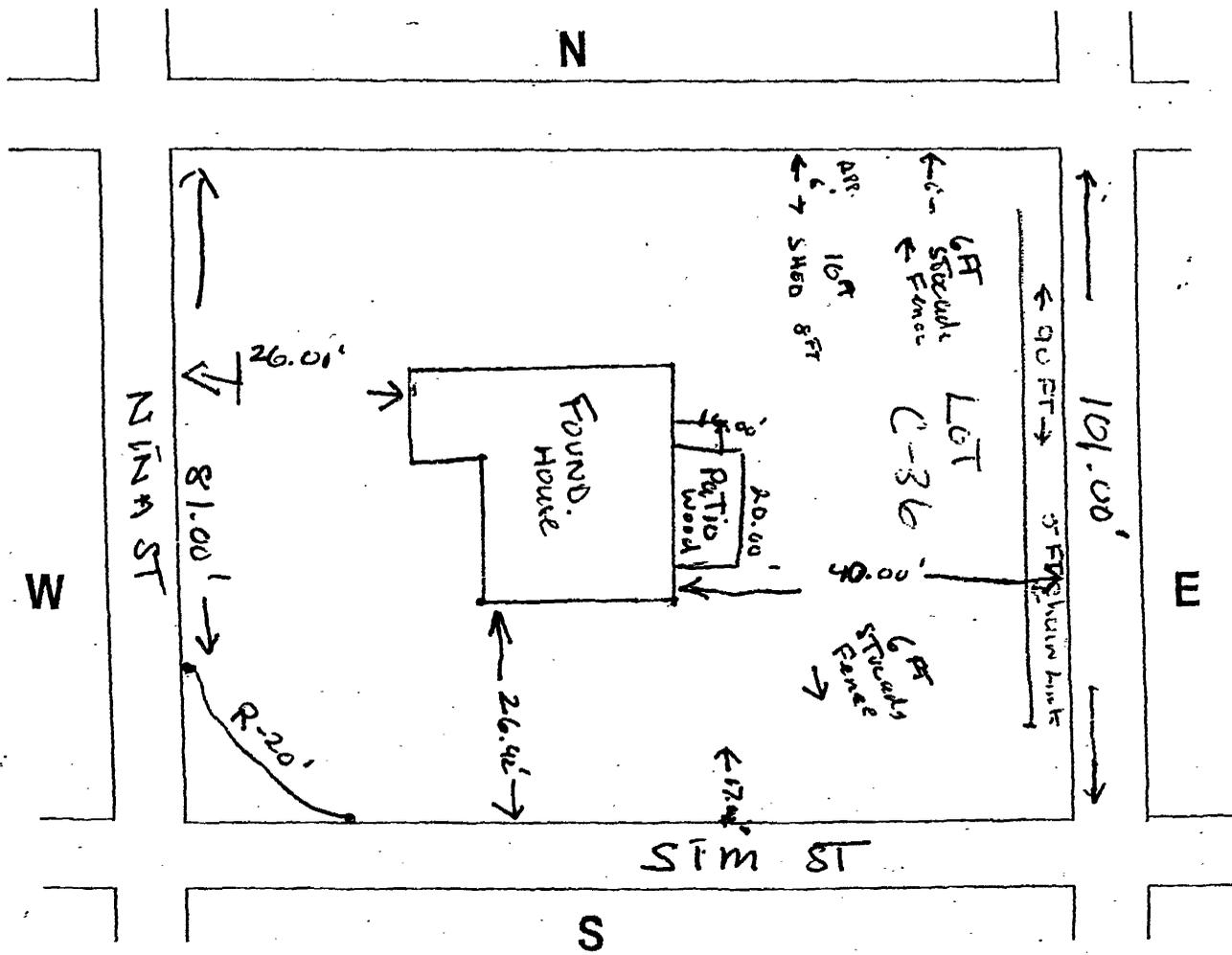
(Address of Applicant)

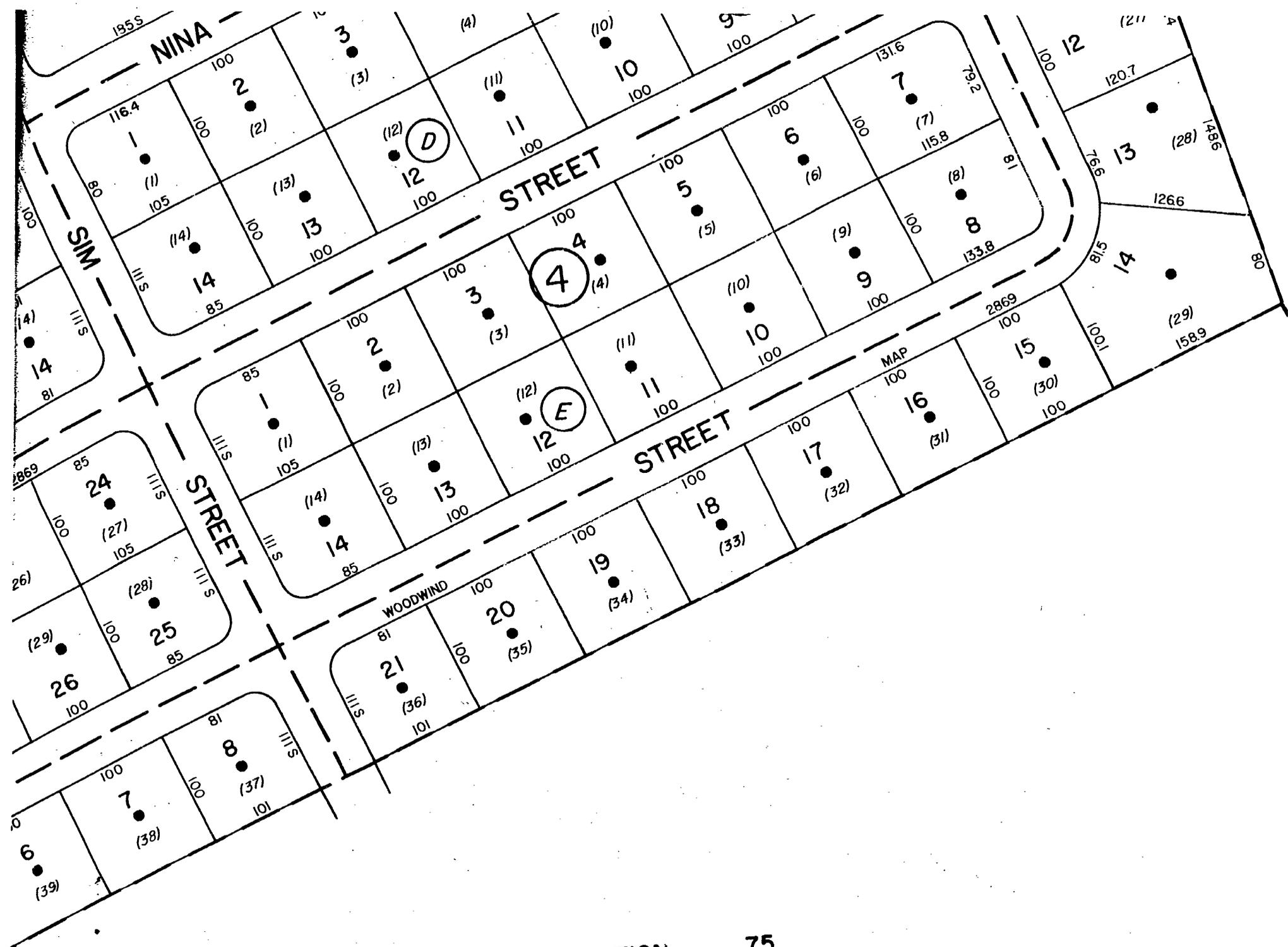
(Owner's Signature)

(Owner's Address)

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.









1763

# Town of New Windsor

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

85

## Assessors Office

March 13, 2002

Allen Mittelman  
326 Nina Street  
New Windsor, NY 12553

Re: 73-2-21

Dear Sir:

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 \$105.00, minus your deposit of \$25.00.

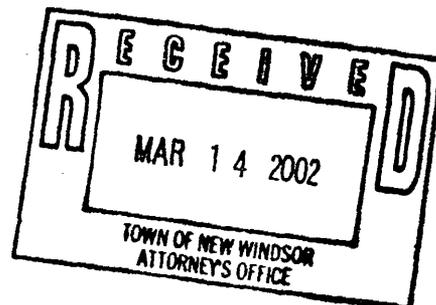
Please remit the balance of \$80.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook  
Sole Assessor

LC/srr  
Attachments

CC: Pat Corsetti, ZBA



73-1-11  
Henry Pizzonia & Frances Fox  
502 MacNary Road  
New Windsor, NY 12553

73-1-12  
Michael & Tammy O'Hara  
421 Philo Street  
New Windsor, NY 12553

73-1-13  
Dominick & Melissa Pileggi  
423 Philo Street  
New Windsor, NY 12553

73-1-14  
Patrick & Mary ann McCarthy  
425 Philo Street  
New Windsor, NY 12553

73-1-15  
Michael & Trude Antonacci  
609 Sim Street  
New Windsor, NY 12553

73-1-16  
Michael Restuccia  
30 Sloan Court  
Wallkill, NY 12589

73-2-15  
William Kostenblatt  
338 Nina Street  
New Windsor, NY 12553

73-2-16  
Brendan De Milt  
336 Nina Street  
New Windsor, NY 12553

73-2-17  
Marilyn Mutinelli  
334 Nina Street  
New Windsor, NY 12553

73-2-18  
Elliott & Vicki Cohen  
332 Nina Street  
New Windsor, NY 12553

73-2-19  
Francis & Geraldine Nicolosi  
330 Nina Street  
New Windsor, NY 12553

73-2-20  
Thomas & Joanne Farrell  
328 Nina Street  
New Windsor, NY 12553

73-3-1  
Henry Cruz  
357 Nina Street  
New Windsor, NY 12553

73-3-2  
Myron & Phyllis Bernstein  
746 Hewitt Lane  
New Windsor, NY 12553

73-3-3  
Darryl & Sarah Dreyer  
353 Nina Street  
New Windsor, NY 12553

73-3-4  
Michael Sr. & Sandra Muller  
351 Nina Street  
New Windsor, NY 12553

73-3-5  
Richard & Marilene Baskind  
349 Nina Street  
New Windsor, NY 12553

73-3-9  
Joseph Jr. & Patricia Grimm  
437 Philo Street  
New Windsor, NY 12553

73-3-10  
Alfred & Maureen Cestari  
435 Philo Street  
New Windsor, NY 12553

73-3-11  
Joseph & Elizabeth Como  
433 Philo Street  
New Windsor, NY 12553

73-3-12  
Bankers Trust Co of CA Trustee for  
Vendee  
Mgt. Trust c/o Countrywide Home Loans  
1800 Tapo Canyon Rd MSV-103  
Simi Valley, CA 96063

73-3-13  
John & Mary Guarracino  
429 Philo Street  
New Windsor, NY 12553

73-3-14  
Kenneth & Jeanne Martin  
427 Philo Street  
New Windsor, NY 12553

73-4-1  
Bob & Rosemary Hersh  
444 Philo Street  
New Windsor, NY 12553

73-4-2  
Thomas & Kathleen Finneran  
446 Philo Street  
New Windsor, NY 12553

73-4-3  
William Corcoran  
448 Philo Street  
New Windsor, NY 12553

73-4-4  
Christopher & Elke Spencer  
450 Philo Street  
New Windsor, NY 12553

73-4-5  
Kevin & Leslie Hofving  
452 Philo Street  
New Windsor, NY 12553

73-4-6  
Thomas Trinajstic  
454 Philo Street  
New Windsor, NY 12553

73-4-8  
Donald & Diana Mc Keon  
339 Nina Street  
New Windsor, NY 12553

73-4-9  
Ursula Roberts  
337 Nina Street  
New Windsor, NY 12553

73-5-8  
Steven Weissman  
PO Box 4135  
New Windsor, NY 12553

75-3-7  
James & Rose Trinka  
67 Keats Drive  
New Windsor, NY 12553

73-4-10  
Samuel Martinez, Jr.  
335 Nina Street  
New Windsor, NY 12553

73-7-21  
George III & Terri Jessen 436 Philo Street  
New Windsor, NY 12553

75-3-8  
Agostinho & Nannette Domingues  
69 Keats Drive  
New Windsor, NY 12553

73-4-11  
Joseph Hafner & Hyon Lemons  
333 Nina Street  
New Windsor, NY 12553

73-7-22  
Richard & Rose Linet  
438 Philo Street  
New Windsor, NY 12553

75-3-9  
Raymond Hertel  
401 E. 89<sup>th</sup> Street Apt 16C  
New York, NY 10128

73-4-12  
Daniel Peralta  
331 Nina Street  
New Windsor, NY 12553

73-7-23  
Matthew & Carla Weiss  
440 Philo Street  
New Windsor, NY 12553

75-3-10  
Ronald & Maureen Avallone  
73 Keats Drive  
New Windsor, NY 12553

73-4-13  
Brian & Diane Picerno  
329 Nina Street  
New Windsor, NY 12553

73-7-24  
Frank & Deborah Prego  
442 Philo Street  
New Windsor, NY 12553

75-3-11  
Robert & Catherine Kasprak  
75 Keats Drive  
New Windsor, NY 12553

73-4-14  
John & Catherine Canale  
327 Nina Street  
New Windsor, NY 12553

73-7-25  
Steven Dixon  
325 Nina Street  
New Windsor, NY 12553

75-3-12  
Robert & Diane Mounier  
77 Keats Drive  
New Windsor, NY 12553

73-5-4  
Hadassa Schwartz  
316 Nina Street  
New Windsor, NY 12553

73-7-26  
Robert & Mary Volz  
323 Nina Street  
New Windsor, NY 12553

75-3-13  
Robert Jr. & Antoinette Faig  
79 Keats Drive  
New Windsor, NY 12553

73-5-5  
Harold & Susan Boro  
318 Nina Street  
New Windsor, NY 12553

73-7-27  
Mikhail Ostritsky & Alexandra Ostritskaya  
321 Nina Street  
New Windsor, NY 12553

75-5-6  
Leo & Kathleen Braun  
316 Burroughs Lane  
New Windsor, NY 12553

73-5-6  
Robert & Pamela Ramos  
320 Nina Street  
New Windsor, NY 12553

73-7-28  
Harriet Chittick  
319 Nina Street  
New Windsor, NY 12553

75-6-5  
Ioannis Skoulikodakis  
318 Burroughs Lane  
New Windsor, NY 12553

73-5-7  
John & Marilyn Kresevic  
322 Nina Street  
New Windsor, NY 12553

73-7-29  
David Velsor  
317 Nina Street  
New Windsor, NY 12553

75-7-1  
James & Helene Lennon  
375 Byron Lane  
New Windsor, NY 12553

75-7-14  
Barbara McManus  
350 Shelly Road  
New Windsor, NY 12553



75-9-8  
Frank & Lenore Stiliho  
66 Keats Drive  
New Windsor, NY 12553



75-10-5  
David Jr. & Debra Patterson  
89 Keats Drive  
New Windsor, NY 12553



75-7-15  
Joseph & Celeste Cacciola  
352 Shelly Road  
New Windsor, NY 12553



75-9-9  
Maurice & Theresa Swanson  
76 Keats Drive  
New Windsor, NY 12553



75-10-6  
Konstantinos & Margarita Ioannidis  
87 Keats Drive  
New Windsor, NY 12553



75-7-16  
Inez Montilla  
354 Shelly Road  
New Windsor, NY 12553



75-9-10  
Brian & Melissa Henneberry  
78 Keats Drive  
New Windsor, NY 12553



75-10-7  
David & Migdalia Ramos  
85 Keats Drive  
New Windsor, NY 12553



75-9-1  
Joseph & Maria Ritosa  
323 Burroughs Lane  
New Windsor, NY 12553



75-9-11  
George & Michelle Baltas  
80 Keats Drive  
New Windsor, NY 12553



75-10-8  
Leo & Sandra Talbot  
83 Keats Drive  
New Windsor, NY 12553



75-9-2  
David Barile & Stephanie Hannigan  
321 Burroughs Lane  
New Windsor, NY 12553



75-9-12  
Joseph & Angela Bell  
82 Keats Drive  
New Windsor, NY 12553



75-10-9  
Michael Sulla & Kathleen Healy  
380 Frost Lane  
New Windsor, NY 12553



75-9-3  
Dominic Desmond  
319 Burroughs Lane  
New Windsor, NY 12553



75-9-13  
John & Colleen McManamon  
84 Keats Drive  
New Windsor, NY 12553



75-9-4  
Crystal & Hugh Glenn  
317 Burroughs Lane  
New Windsor, NY 12553



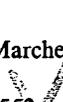
75-9-14  
Michael & Jane Lauria  
86 Keats Drive  
New Windsor, NY 12553



75-9-5  
Joan Ruffino  
315 Burroughs Lane  
New Windsor, NY 12553



75-9-15  
Anthony & Beverley Marchesani  
88 Keats Drive  
New Windsor, NY 12553



75-9-6  
Andrew & Sharon Resler  
313 Burroughs Lane  
New Windsor, NY 12553



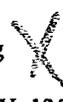
75-10-3  
Victor D'Esposito L.E. For George Charles  
93 Keats Drive  
New Windsor, NY 12553



75-9-7  
Cynthia Volpe & Mark Tarr  
311 Burroughs Lane  
New Windsor, NY 12553



75-10-4  
Ben & Irena Eng  
91 Keats Drive  
New Windsor, NY 12553



TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

#02-17.  
Date: 3/26/02.

I. Applicant Information:

- (a) Allen Mittelman 326 Ring St. New Windsor ny 565-4154  
(Name, address and phone of Applicant) (Owner)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of contractor/engineer/architect/surveyor)

II. Application type:

- Use Variance  Sign Variance  
 Area Variance  Interpretation

III. Property Information:

- (a) R-4 Same as above 73-2-21 101 x 100 ±  
(Zone) (Address of Property in Question) (S-B-L) (Lot size)
- (b) What other zones lie within 500 feet? \_\_\_\_\_
- (c) Is pending sale or lease subject to ZBA approval of this Application? \_\_\_\_\_
- (d) When was property purchased by present owner? \_\_\_\_\_.
- (e) Has property been subdivided previously? \_\_\_\_\_.
- (f) Has property been subject of variance previously? \_\_\_\_\_. If so, when? \_\_\_\_\_.
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? \_\_\_\_\_.
- (h) Is there any outside storage at the property now or is any proposed? \_\_\_\_\_.

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

(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.

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**V. Area Variance:**

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. F4 and Sec. 48-14C (1)(c) - Fence Height

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>10 ft.</u>	<u>0 ft.</u> <u>10 ft.</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*		
Floor Area Ratio**		
Parking Area		

\* Residential Districts only  
 \*\* Non-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:

All structures blend in with the houses and neighborhood of the area. The fence is set back from corner view.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	_____	_____	_____
Sign #2	_____	_____	_____
Sign #3	_____	_____	_____
Sign #4	_____	_____	_____

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

(a) Interpretation requested of New Windsor Zoning Local Law, Section \_\_\_\_\_.

(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 upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

(See Photos.)  
\_\_\_\_\_  
\_\_\_\_\_



Pls. Publish immediately. Send bill to Applicant.

**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. 17

Request of Allen & Stephanie Mittelman

for a VARIANCE of the Zoning Local Law to Permit:

existing shed w/ less than the allowable side yard &  
more than the allowable fence height;

being a VARIANCE of Section 48-12 & 48-14 - Table of Use Bulk Regs - Cols. F.  
& Suppl. Yard Regs.

for property situated as follows:

326 Nina Street, New Windsor, N.Y.

known and designated as tax map Section 73, Blk. 2 Lot 21

**PUBLIC HEARING** will take place on the 22nd day of April  
2002 at the New Windsor Town Hall, 555 Union Avenue, New Windsor,  
New York beginning at 7:30 o'clock P.M.

Lawrence Torley  
Chairman

By: Patricia A. Corsetti, Secy.