

**ZB# 06-58**

**Denise Straley  
(Vinyl Tech.)**

**77-4-6**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553  
*Granted 12-11-06*

**06-58**

DENISE STRALEY (VINYL TECH)  
for (AILEE VILDA) (AREA) 77-4-6  
2202 REVERE'S RUN

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 77-4-6

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING

**DENISE STRALEY (for Solomon Vilda)**

**AREA**

CASE #06-58

**WHEREAS, Howard Klein represented the , owner(s) of 2202 Reveres Run, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for 7 ft. Rear Yard Setback for proposed 13' X 11' attached sun room at 2202 Reveres Run in an R-3 Zone (77-4-6)**

**WHEREAS, a public hearing was held on DECEMBER 11, 2006 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and**

**WHEREAS, Howard Klein represented the Applicant and appeared on behalf of this Application; and**

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

**WHEREAS, no one spoke in favor of 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 published in The Official Town Newspaper, 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 in an R-3 zone.
  - (b) The applicant proposes to build a sun room on the rear of the home.
  - (c) In building the sun room, the applicant will remove no trees or substantial vegetation.

- (d) The addition will not create the ponding or collection of water or divert the flow of water drainage.
- (e) The addition will not be on top of nor will it interfere with any easements including, but not limited to, water, sewer or electrical easements.
- (f) The property is on the corner of two intersecting roads, thereby legally it has two front yards, but visually it appears to have only one.

**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 requested variance(s) 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(s) requested is/are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) 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/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

**NOW, THEREFORE, BE IT**

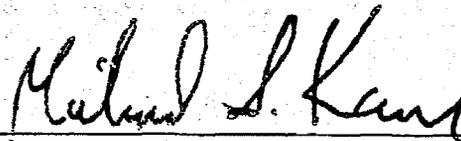
**RESOLVED,** that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for 7 ft. Rear Yard Setback for proposed 13' X 11' attached sun room at 2202

Reveres Run in an R-3 Zone (77-4-6) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

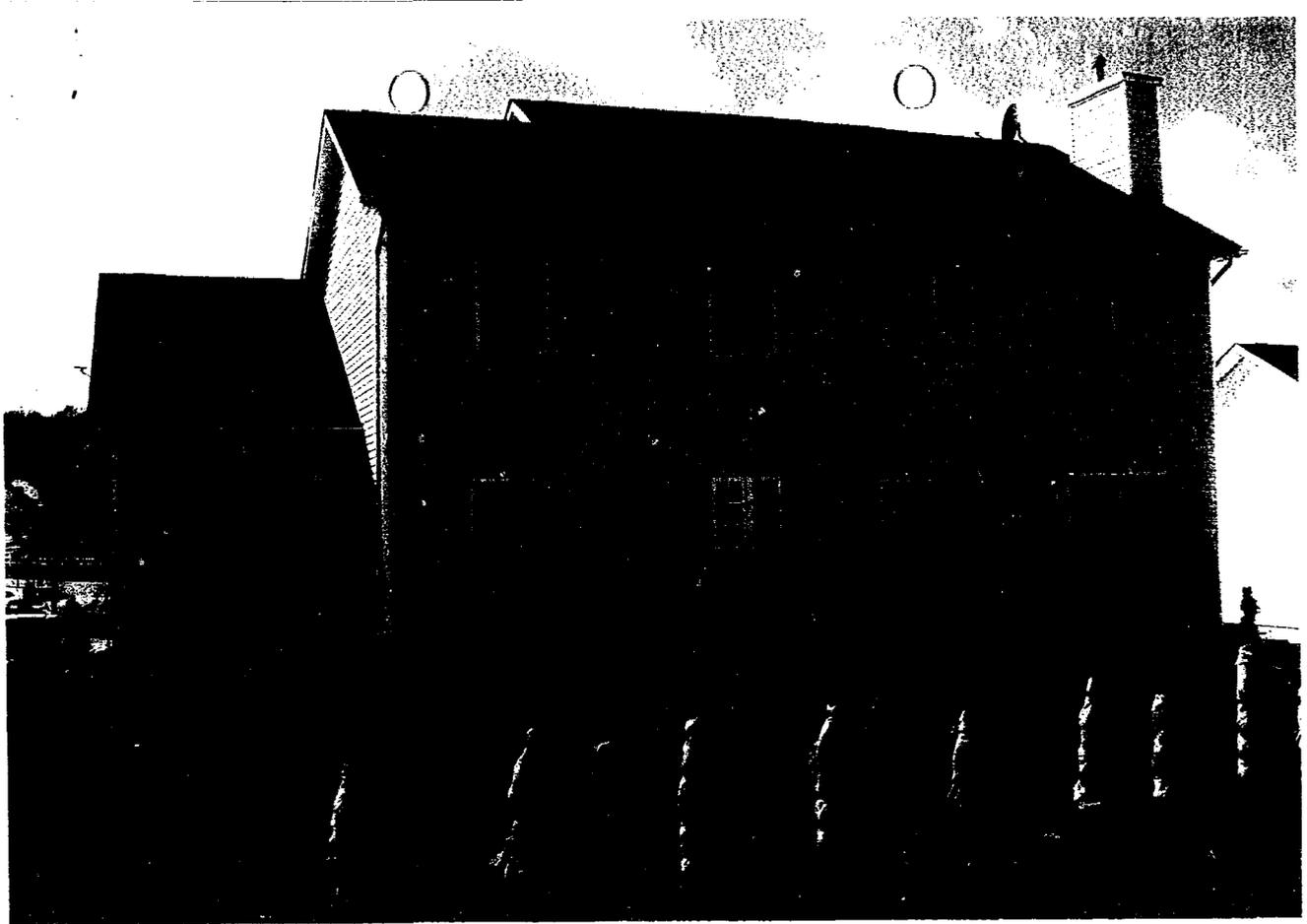
**BE IT FURTHER**

**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/or Building Inspector and Applicant.

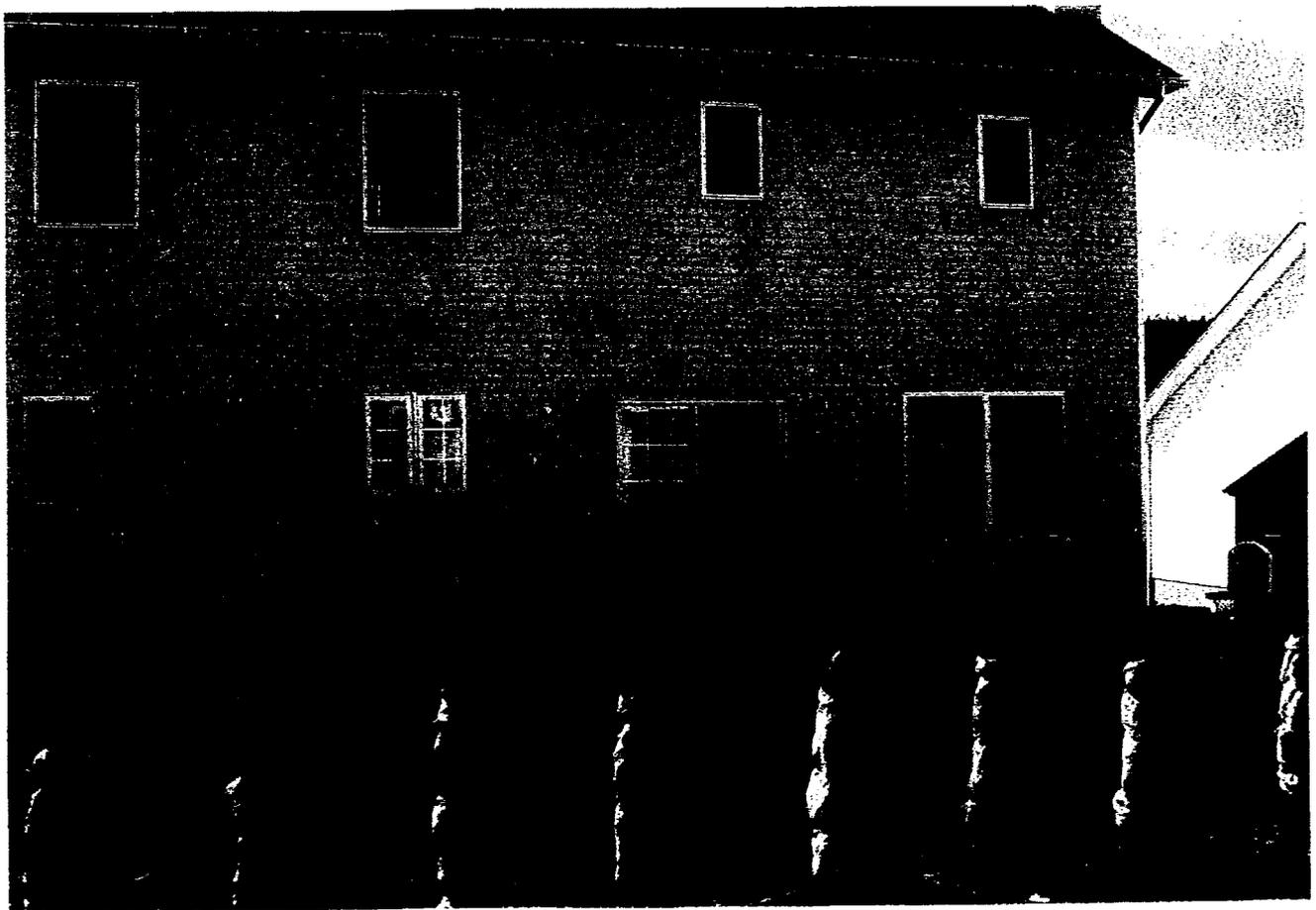
Dated: December 11, 2006

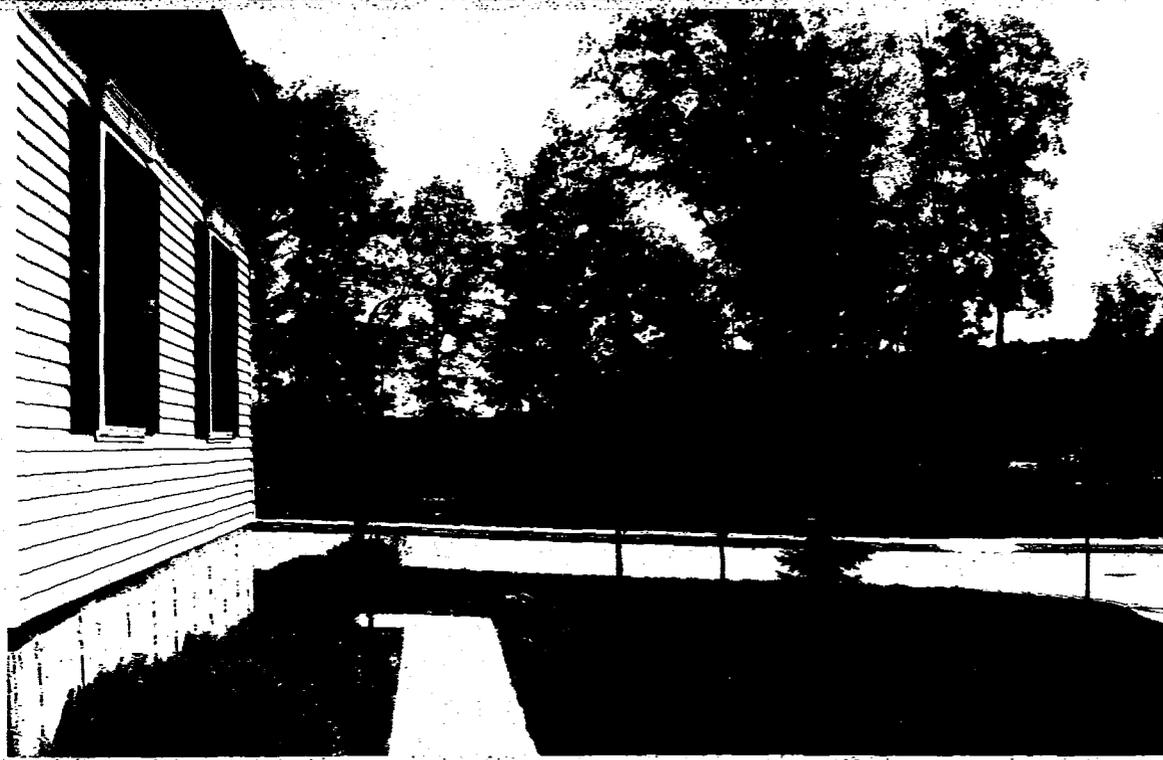
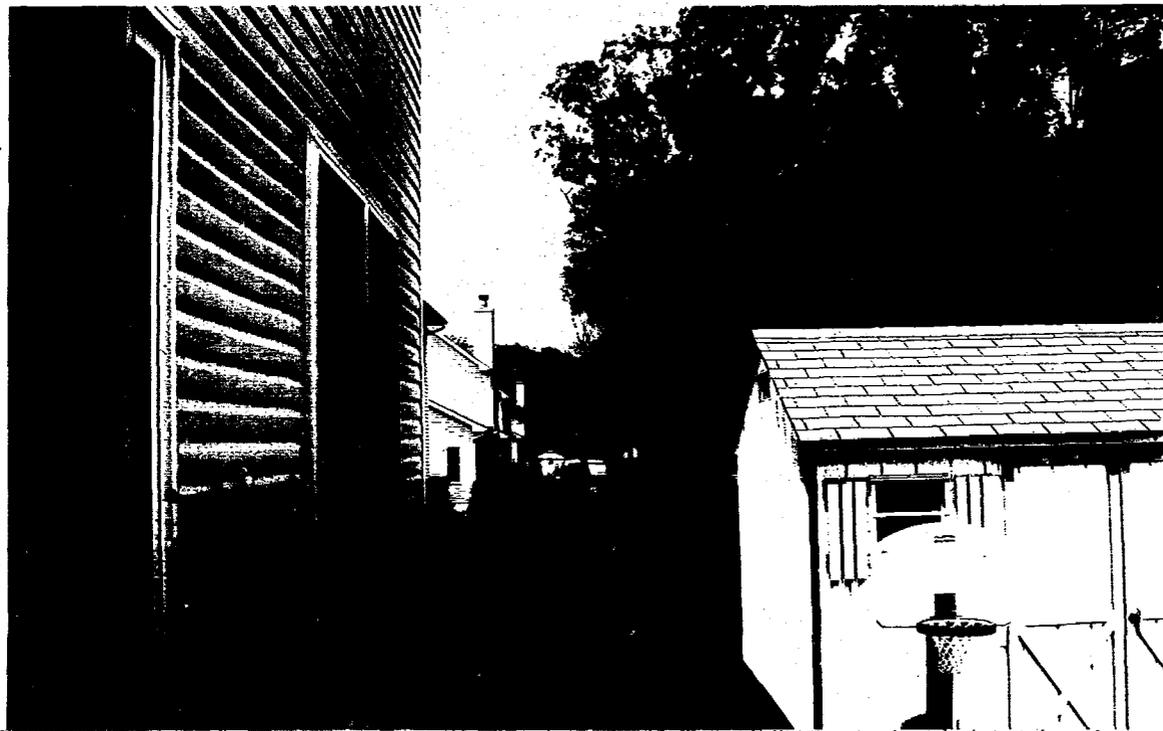
A handwritten signature in cursive script, reading "Michael S. Kears", is written over a horizontal line.

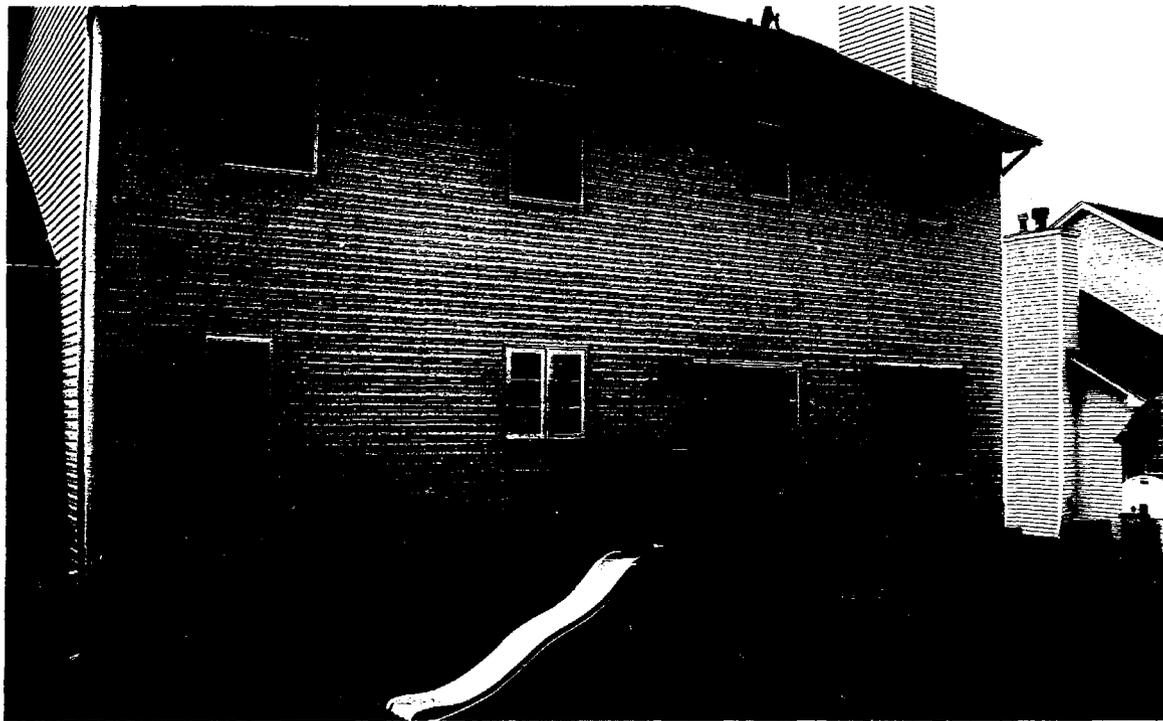
Chairman



Vilda











**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: May 9, 2006**

**APPLICANT: Solomon Vilda  
2202 Reveres Run  
New Windsor, NY 12553**

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: May 5, 2006**

**FOR : Proposed sun room**

**LOCATED AT: 2202 Reveres Run**

**ZONE: R-3 Sec/Blk/ Lot: 77-4-6**

**DESCRIPTION OF EXISTING SITE: One family house**

**IS DISAPPROVED ON THE FOLLOWING GROUNDS:**

- 1. Proposed 13x11 ft. attached sun room will not meet minimum rear yard set-back of 30ft.**

**COPY**



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.

MAY - 5 2006

VIA MAIL

FOR OFFICE USE ONLY:  
Building Permit #: 2006-448

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

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

Owner of Premises Solomn Vilda

Address 2202 Reveres Run, New Windsor Phone # 567-3403

Mailing Address same Fax #

Name of Architect Temo

Address Clinton Twp, MI Phone 877-218-8366

Name of Contractor Vinyl Tech Denise STRALEY

Address 668 Dutchess Tpk POK, NY 12603

Phone

845-451-0087  
x16

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)

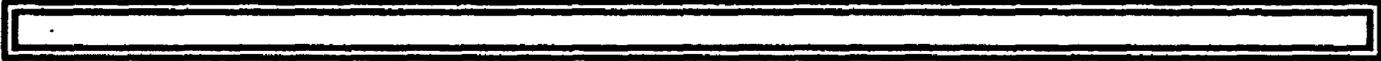


\_\_\_\_/\_\_\_\_/\_\_\_\_  
date

**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  
(845) 563-4618  
(845) 563-4695 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 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.

(Signature of Applicant)

(Address of Applicant)

(Owner's Signature)

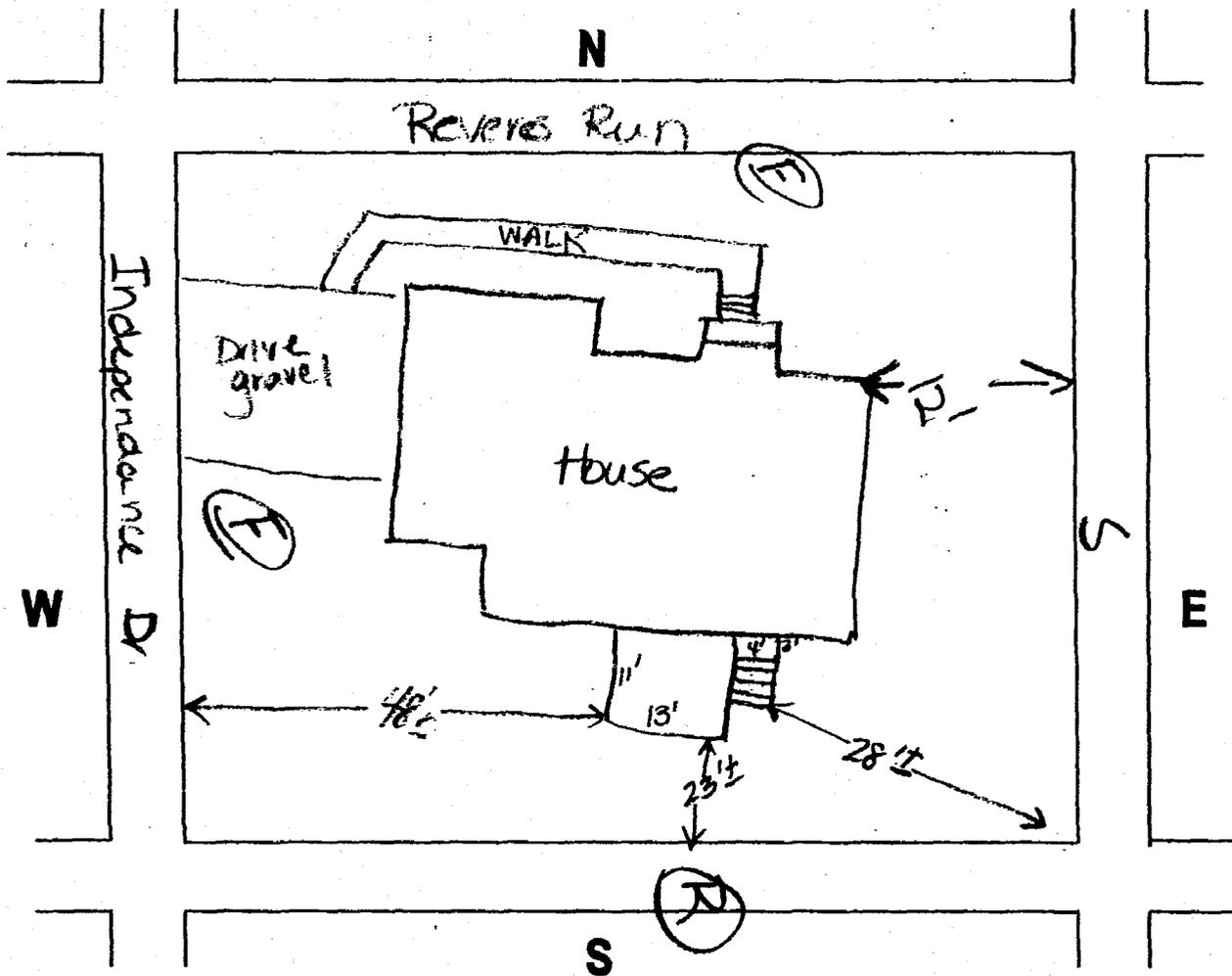
(Owner's Address)

1618 Dutchess Turnpike P.O., NY 12503

**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.



REVERES RUN

F.M. LOT  
5

N 79°-14'-51" E  
111.80'

BUILDING  
SETBACK LINES

A/C

2 STORY  
FRAMED  
DWELLING

F.M. LOT  
6

WALK

WALK

GAS  
VALVE

GRAVEL  
DRIVE

96.09'  
S 08°-47'-32" E

L= 30.12'  
3°-35'-29" W  
35'

R= 417.38' L= 87.83'  
C.B.= S 87°-14'-10" W C.D.= 87.67'

17.83'  
S 81°-12'-28" W

UNDERGROUND  
UTILITIES

FACE OF CURB

*Proposed  
New driveway  
11' x 13'*

INDEPENDENCE DRIVE  
(UNDER CONSTRUCTION)



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
OFFICE  
845-563-4615**

**MEMORANDUM**

**TO: LARRY REIS, COMPTROLLER**  
**FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD**  
**DATE: 04-17-07**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 172.94 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #06-58**

**NAME & ADDRESS:**

**Vinyl Tech, Inc.  
668 Dutchess Turnpike  
Poughkeepsie, NY 12603**

**THANK YOU,**

**MYRA**

**L.R.04-17-07**



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS  
RECORD OF CHARGES & PAYMENTS**

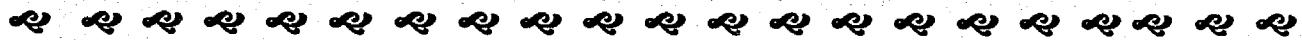


FILE #06-58      TYPE:AREA      TELE:567-3403 Owner; 454-0037 x16 Applic.

APPLICANT:  
Denise Straley (for Ailee Solomon Vilda)  
668 Dutchess Tpk.  
Poughkeepsie, NY 12603

RESIDENTIAL:	\$ 50.00	CHECK #30011
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW:            RESIDENTIAL \$300.00            CHECK #30010



<b><u>DISBURSEMENTS:</u></b>		<b>MINUTES</b>	<b>ATTORNEY</b>
		<b>\$7.00 / PAGE</b>	<b>FEE</b>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:12/1/06            \$ 15.06

TOTAL:            \$ 57.06            \$ 70.00



ESCROW POSTED:            \$ 300.00  
LESS: DISBURSEMENTS:    \$ 127.06

AMOUNT DUE:            \$ \_\_\_\_\_

REFUND DUE:            \$ 172.94

Cc:

L.R. 04-17-07

DENISE STRALEY - VINYL TECH (FOR AILEE SOLOMON VILDA)  
(06-58)

MS. GANN: Request for 7 ft. rear yard setback for proposed 13' x 11' attached sun room at 2202 Reveres Run.

Mr. Howard Klein appeared before the board for this proposal.

MR. KLEIN: We're proposing to build a 13 x 11 sun room on the rear of their home which would require a 7 foot variance, rear yard setback.

MR. LUNDSTROM: Do we have a proxy?

MS. MASON: Yes, we do.

MS. GANN: Will you be taking down any substantial vegetation for the new sun room, will that cause any problems in terms of vegetation?

MR. KLEIN: Not at all.

MS. GANN: What about the trees, will they be coming out?

MR. KLEIN: No.

MR. VILDA: I'm Mr. Vilda, no, the trees won't be coming down.

MS. GANN: Will you be creating water hazards in the building of new sun room?

MR. KLEIN: No.

MS. GANN: Will it be going over any easements?

MR. KLEIN: No.

MS. GANN: It's going to take the place of what's currently there?

MR. KLEIN: Correct.

MS. GANN: And the slider will be the entryway into the sun room?

MR. KLEIN: Yes.

MS. GANN: Any other questions from the board?

MS. LOCEY: Is this on a corner lot?

MR. BABCOCK: Yes.

MS. LOCEY: But this is still considered the back of the house, I mean, I know it's the rear side of the house but with the road on two sides, I didn't know.

MR. BABCOCK: That's correct.

MR. LUNDSTROM: Just a question for counsel, do we need to establish if there were no deck or steps there that that would be a hazard, people would walk out, actually fall out of the house?

MR. KRIEGER: That's probably a good idea.

MS. GANN: Any other questions?

MR. KRIEGER: If there were no deck, a person exiting the sliding doors would likely fall and sustain serious physical injury, is that correct?

MR. KLEIN: That's correct.

MR. KRIEGER: So something needs to be there?

December 11, 2006

20

MR. KLEIN: Correct.

MR. LUNDSTROM: We just need that on record, that's all.

MS. GANN: If there's nothing else, again, I want to open it up to the public, if there's anyone here for this meeting? Seeing as there's not, I'd like to close the public portion and ask Myra how many mailings we had.

MS. MASON: On November 28, I mailed out 35 addressed envelopes and had no response.

MS. GANN: I'll accept a motion.

MS. LOCEY: I will offer a motion to grant the requested variances on the application of Denise Straley, Vinyl Tech, for a 7 foot rear yard setback for a proposed 13 x 11 attached sun room at 2202 Revers Run in an R-3 zone.

MR. LUNDSTROM: I'll second that motion.

ROLL CALL

MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MS. GANN	AYE



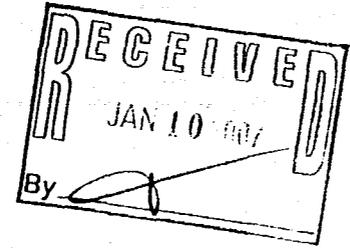
# THE SENTINEL

P.O. BOX 406  
VAILS GATE, NY 12584

## Invoice

Date	Invoice #
12/14/2006	8615

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553



<i>mw</i>	P.O. No.	Terms	Project
	47426	Due on receipt	

Issue Date	Description	PCS/Units	Amount
12/1/2006	LEGAL ADS: DENISE STRALEY (06-58) 1 AFFIDAVIT	11.06 4.00	11.06 4.00
<b>Total</b>			<b>\$15.06</b>

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845) 562-1218

**PUBLIC HEARING NOTICE  
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 on the following Proposals:

Appeal No. 06-58

Request of: DENISE STRALEY (for Alice Solomon Vilde)

for a VARIANCE of the Zoning Local Law to Permit:

Request for 7' 6" side setback for proposed 13' X 18' addition to existing 2202 Robinson Avenue, #3 (Unit 77-4-6)

PUBLIC HEARINGS will take place on DECEMBER 11, 2006 at the New Windsor Town Hall, 585 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

Michael Kane, Chairman

State of New York  
County of Orange, ss:  
Patricia Quill being duly sworn disposes and says that she is The Supervisor of Legal Dept. of the E.W. Smith Publishing Company; Inc. Publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, Town of Newburgh and City of Newburgh and that the notice of which the annexed is a true copy was published in said newspaper, | X commencing on the 1 day of Dec A.D., 2006 and ending on the 1 day of Dec A.D. 2006

*Handwritten signature*

Subscribed and shown to before me this 3<sup>rd</sup> day of Jan, 2006

*Deborah Quill*  
Notary Public of the State of New York  
County of Orange

DEBORAH QUILL  
Notary Public, State of New York  
Qualified in Orange County  
# 4394065  
Commission Expires July 15, '07

My commission expires \_\_\_\_\_





**PUBLIC HEARING NOTICE**  
**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 on the following Proposition:

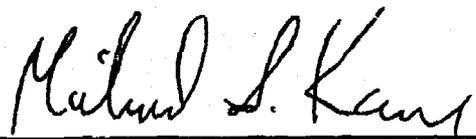
**Appeal No. 06-58**

**Request of DENISE STRALEY (for Ailee Solomon Vilda)**

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

**Request for 7 ft. Rear Yard Setback for proposed 13' X 11' attached sun room at 2202 Revers Run in an R-3 Zone (77-4-6)**

**PUBLIC HEARING will take place on DECEMBER 11, 2006**  
**at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York**  
**beginning at 7:30 P.M.**



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**Michael Kane, Chairman**



1763

# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

October 31, 2006

Denise Straley  
668 Dutchess Tpk.  
Poughkeepsie, NY 12553

Re: 77-4-6                      ZBA#: 06-58 (35)

Dear Ms. Straley:

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 \$55.00 minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/rah  
Attachments

CC: Myra Mason, Zoning Board

65-1-64  
WILMA FOSS-FEHRS  
813 QUEEN ELIZABETH DR.  
VIRGINIA BEACH, VA 23452

77-2-13  
LARRY FRAZIER  
2801 CHERRY TREE WAY  
NEW WINDSOR, NY 12553

77-2-14  
JOHN & GLORIA BROWN  
2702 COLONIAL DR.  
NEW WINDSOR, NY 12553

77-2-15  
ARETHA &  
NORA ANTWI-ADJEI  
2704 COLONIAL DR.  
NEW WINDSOR, NY 12553

77-3-1  
THOMAS MORRIS  
2209 REVERES RUN  
NEW WINDSOR, NY 12553

77-3-2  
JAMES & NANCY KEATING  
2207 REVERES RUN  
NEW WINDSOR, NY 12553

77-3-3  
ROBERT & ERINN  
CHATFIELD  
2205 REVERES RUN  
NEW WINDSOR, NY 12553

77-3-4  
SCOTT & CYNDEE WEISS  
2203 REVERES RUN  
NEW WINDSOR, NY 12553

77-3-5  
GERARD HOPKINS  
2018 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-3-6  
TYREE &  
CAYOLYN SMALLWOOD  
2020 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-3-7  
WILLIAM & STACEY CHAVERS  
2022 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-3-8  
THOMAS & SILVANA SPISANY  
2024 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-3-9  
TODD & MONIQUE NEAVIN  
2026 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-4-1  
CHRISTOPHER &  
HELEN LYNCH  
2212 REVERES RUN  
NEW WINDSOR, NY 12553

77-4-2  
JAMES & MARITZA SHAPIRO  
2210 REVERES RUN  
NEW WINDSOR, NY 12553

77-4-3  
THOMAS & DOREEN GLEASON  
2208 REVERES RUN  
NEW WINDSOR, NY 12553

77-4-4  
MICHAEL &  
CHRISTINE MASTERSON  
2206 REVERES RUN  
NEW WINDSOR, NY 12553

77-4-5  
KANGJIAN WU &  
JING FANG LI  
2204 REVERES RUN  
NEW WINDSOR, NY 12553

77-4-7  
ADAM & MADIAM STRAUSS  
2014 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-4-8  
STEVEN &  
ROSANNE BARROWS  
2012 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-4-9  
JOHN & KIM MCCABE  
2010 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-4-10  
GEORGE &  
KATHLEEN KACHOU  
2008 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-4-11  
JOHN DONNELLAN &  
HOPE LANZETTA  
2006 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-4-12  
GEORGE &  
CATHERINE CUTRONE  
2004 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-5-1,77-6-15,16,17,77-12-1  
MT.AIRY ESTATES INC.  
C/O SARNA ENTERPRISES  
15 ENGLE ST. SUITE 100  
ENGLEWOOD, NJ 07631

77-5-2  
JUAN &  
ADRIANA GONZALEZ  
2017 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-5-3  
RAFAEL & MARY BERNABE  
2015 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-5-4  
PETER & MARY GIARDINA  
2013 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-5-5  
JOSEPH PANZICA  
2011 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-5-6  
CURT & MARIA MCGUIRE  
2009 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-5-7

JORGE HERNANDEZ &  
MARTHA RUIZ  
2007 INDEPENDENCE DR.  
NEW WINDSOR, NY 12553

77-6-13

JEAN & NICOLE MICHEL  
58 CREAMERY DR.  
NEW WINDSOR, NY 12553

77-6-14

JEFFEREY &  
GIUSEPPINA SARACINO  
2701 COLONIAL DR.  
NEW WINDSOR, NY 12553

77-9-1

ANTHONY &  
TRACY ALBANESE  
2301 PIONEER TRAIL  
NEW WINDSOR, NY 12553

32-2-53

NEWBURGH WATER SUPPLY  
CITY COMPTROLLER  
CITY HALL  
NEWBURGH, NY 12550

RESULTS OF Z.B.A. MEETING OF: October 20 2006

PROJECT: Denise Straley (for Vilda) ZBA # 06-58  
P.B.# \_\_\_\_\_

USE VARIANCE: \_\_\_\_\_ NEED: EAF \_\_\_\_\_ PROXY \_\_\_\_\_

LEAD AGENCY: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

NEGATIVE DEC: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

APPROVED: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

ALL VARIANCES - PRELIMINARY APPEARANCE:  
SCHEDULE PUBLIC HEARING: M) LO S) I VOTE: A 4 N 0



~~GANN~~ \_\_\_\_\_  
LUNDSTROM A \_\_\_\_\_  
LOCEY A \_\_\_\_\_  
TORPEY A \_\_\_\_\_  
KANE A \_\_\_\_\_

CARRIED: Y  N \_\_\_\_\_

PUBLIC HEARING: \_\_\_\_\_ STATEMENT OF MAILING READ INTO MINUTES \_\_\_\_\_  
VARIANCE APPROVED: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LUNDSTROM \_\_\_\_\_  
LOCEY \_\_\_\_\_  
TORPEY \_\_\_\_\_  
KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

*Need proxy for gentlemen appearing 10/23/06*

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October 23, 2006

11

DENISE STRALEY - VINYL TECH (FOR ALICE SOLOMON VILDA)

(06-58)

MR. KANE: Request for 7 ft. rear yard setback for proposed 13' x 11' attached sun room at 2202 Reveres Run.

Mr. Howard Klein appeared before the board for this proposal.

MR. KLEIN: You have to excuse me, this is my second week with the company, I was elected to come down.

MR. KANE: So we got the new guy.

MR. KLEIN: Yes.

MR. LUNDSTROM: Your relationship to the owner?

MR. KLEIN: We're the contractor that's going to be installing the sun room.

MR. KANE: We'll need a proxy at the public hearing so you'll have to have a proxy that you're able to speak for the homeowner.

MS. MASON: I have one for Denise and Steve Straley.

MR. KLEIN: I took over Steve's position as installation manager so we could get another one.

MR. KANE: Bring it in if you can, we have one on record with a different name but bring one in with your name on it so cross all the Ts and dot the Is.

MR. KLEIN: Okay. We are going to construct a sun room 11 foot projects out from the house and 13 foot in length at the rear of the home where there's now an existing deck, if you would look at the rear of the home where the patio door's at.

October 23, 2006

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MR. KANE: Going to take the place of the existing deck?

MR. KLEIN: The existing deck will have to be completely torn down and rebuilt to code to support a sun room so the existing deck will come down, a new deck will be constructed in the same area, they'll be using the existing patio door to come into their sun room.

MR. KANE: So I'll have to ask the normal questions, cutting down any trees, substantial vegetation?

MR. KLEIN: No, sir.

MR. KANE: Creating water hazards or runoffs?

MR. KLEIN: No, sir.

MR. KANE: And basically the sun room being an addition is not going to make the house any bigger than any homes in that particular neighborhood?

MR. KLEIN: No and I don't know what the zoning is but like it's a three season so I don't know if they consider that, you know, it's not really a living space sun room.

MR. KANE: That's up to the tax department.

MR. KLEIN: I'm not sure about how that works but I think maybe that might be the case.

MR. KANE: Yeah, they'll handle that with the taxes whether they consider that a livable space.

MR. BABCOCK: The issue this is a corner lot and the side yard is already up to 12 foot on one side so where they want to put this is in the rear, what we call the

October 23, 2006

13

rear yard, the requirement is 30 feet, that's correct.

MR. KANE: Yeah, I figured that, that's why I didn't ask you. Any other questions? Pretty straightforward. I'll accept a motion.

MS. LOCEY: I will offer a motion to schedule a public hearing on the application of Alice Solomon Vilda for the requested variances as listed on the October 23 agenda of the New Windsor Zoning Board of Appeals.

MR. TORPEY: I'll second that.

ROLL CALL

MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. TORPEY	AYE
MR. KANE	AYE

MR. KANE: What we did was just voted for a public hearing and approved that, just follow the directions right on here and then you'll come back for the public, that's when we as I said before we try to get all the information up front.

MS. MASON: Just read that, tells you what to do next.

MR. KLEIN: Thank you.

MR. KANE: Once you follow through on that, give Myra a call if you have any questions.

MR. KLEIN: Thank you very much.

APPLICANT/OWNER PROXY STATEMENT  
(for professional representation)

NOV 6 2006

for submittal to the:  
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

Solomon Vilda

(OWNER)

, deposes and says that he resides

at 2202 Revere's Run, New Windsor, NY 12553 in the County of Orange  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 77 Block 4 Lot 6)

designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

Denise Straley - 6608 Dutchess Tpk Pk, NY 12603  
(Applicant Name & Address, if different from owner)

Howard Kline - 6608 Dutchess Tpk Pk, NY 12603  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 11-1-06

\*\*

S. Vilda

Owner's Signature (MUST BE NOTARIZED)

Sworn to before me this:  
1st day of November 20 06

Denise Straley  
Applicant's Signature (If different than owner)

Annette Alice

Howard Kline  
Representative's Signature

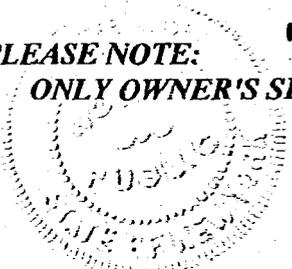
Signature and Stamp of Notary

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

Annette Alice  
Notary Public - State of New York  
No. 01AL6138317  
Qualified in Westchester County  
My Commission Expires December 19, 2009

\*\* PLEASE NOTE:

ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.



COMPLETE THIS PAGE

MAY 26 2006

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE  
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK  
NAME(S) OF PARTY(S) TO DOCUMENT

NEW WINDSOR DEVELOPMENT COMPANY, LLC

TO

Solomon Vilda and Aileen Vilda

SECTION 77 BLOCK 4 LOT 6

RECORD AND RETURN TO:  
(name and address)



Kahn and Licker, Esqs.  
369 South Main Street  
New City, New York 10956

01612813

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH  
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED  MORTGAGE  SATISFACTION  ASSIGNMENT  OTHER

PROPERTY LOCATION

- |                            |                           |
|----------------------------|---------------------------|
| 2089 BLOOMING GROVE (TN)   | 4289 MONTGOMERY (TN)      |
| 2001 WASHINGTONVILLE (VLG) | 4201 MAYBROOK (VLG)       |
| 2289 CHESTER (TN)          | 4203 MONTGOMERY (VLG)     |
| 2201 CHESTER (VLG)         | 4205 WALDEN (VLG)         |
| 2489 CORNWALL (TN)         | 4489 MOUNT HOPE (TN)      |
| 2401 CORNWALL (VLG)        | 4401 OTISVILLE (VLG)      |
| 2600 CRAWFORD (TN)         | 4600 NEWBURGH (TN)        |
| 2800 DEERPARK (TN)         | 4800 NEW WINDSOR (TN)     |
| 3089 GOSHEN (TN)           | 5089 TUXEDO (TN)          |
| 3001 GOSHEN (VLG)          | 5001 TUXEDO PARK (VLG)    |
| 3003 FLORIDA (VLG)         | 5200 WALLKILL (TN)        |
| 3005 CHESTER (VLG)         | 5489 WARWICK (TN)         |
| 3200 GREENVILLE (TN)       | 5401 FLORIDA (VLG)        |
| 3489 HAMPTONBURGH (TN)     | 5403 GREENWOOD LAKE (VLG) |
| 3401 MAYBROOK (VLG)        | 5405 WARWICK (VLG)        |
| 3689 HIGHLANDS (TN)        | 5600 WAWAYANDA (TN)       |
| 3601 HIGHLAND FALLS (VLG)  | 5889 WOODBURY (TN)        |
| 3889 MINISINK (TN)         | 5801 HARRIMAN (VLG)       |
| 3801 UNIONVILLE (VLG)      |                           |
| 4089 MONROE (TN)           |                           |
| 4001 MONROE (VLG)          |                           |
| 4003 HARRIMAN (VLG)        |                           |
| 4005 KIRYAS JOEL (VLG)     |                           |

NO PAGES  CROSS REF.   
CERT. COPY  ADD'L X-REF.   
MAP#  PGS.

PAYMENT TYPE: CHECK   
CASH   
CHARGE   
NO FEE

Taxable  
CONSIDERATION \$ 238,780.00  
TAX EXEMPT   
Taxable  
MORTGAGE AMT. \$ \_\_\_\_\_  
DATE \_\_\_\_\_

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL 1%
- (B) 1 OR 2 FAMILY
- (C) UNDER \$10,000
- (E) EXEMPT
- (F) 3 TO 6 UNITS
- (I) NAT.PERSON/CR. UNION
- (J) NAT.PER-CLUN/1 OR 2
- (K) CONDO

CITIES

- 0900 MIDDLETOWN
- 1100 NEWBURGH
- 1300 PORT JERVIS
- 9999 HOLD

*Donna L. Benson*

DONNA L. BENSON  
ORANGE COUNTY CLERK

RECEIVED FROM: *Reunited Land*

LIBER 5827 PAGE 77

STATE OF NEW YORK (COUNTY OF ORANGE) SS  
I, DONNA L. BENSON, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY  
COURTS, ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH  
THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON 3-22-02  
AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.  
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL



5-24-06 *Donna L. Benson*  
COUNTY CLERK & CLERK OF THE SUPREME AND COUNTY COURTS

LIBER 5827 PAGE 77  
ORANGE COUNTY CLERK'S OFFICE 20150 6LL  
RECORDED/FILED 03/22/2002 02:50:20 PM  
FEES 47.00 EDUCATION FUND 5.00  
SERIAL NUMBER: 007998  
DEED CNTL NO 54746 RE TAX 924.00

**Receipt and Sale Book  
With Covenants Against Breach Act**

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT  
THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

**THIS INDENTURE**, made the <sup>4<sup>th</sup></sup> day of February, two thousand and two

**BETWEEN NEW WINDSOR DEVELOPMENT COMPANY, L.L.C.**, a New Jersey limited liability company with offices at 16 MicroLab Road, Suite A, Livingston, New Jersey 07039, party of the first part, and **SOLOMON VILDA and AILEEN VILDA**, residing at 27 Anderson Road, Pomona, New York 10970, party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of Ten and No/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,

**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 and being described as follows:

**BEING** Lot #R6 as shown on a map entitled "Mount Airy Estates" in the Town of New Windsor, Orange County, State of New York prepared by Earle W. Bailey, P.E. & Associates, Civil Engineers and Land Surveyors, and filed in the Orange County Clerk's Office on June 20, 1975 as Map No. 3485, being also designated as Section 77, Block 4, Lot 6, on the tax map of the Town of New Windsor.

**BEING** a portion of the premises described in a deed from Ernest Wilcox and Ann Wilcox to Mt. Airy Estates, Inc., dated July 8, 1969 and recorded in the Orange County Clerk's Office on July 10, 1969 in Liber 1824 of Deeds at Page 786.

**BEING** the same premises described in a deed from Mt. Airy Estates, Inc. to New Windsor Development Company, LLC, dated, executed, acknowledged, delivered and to be recorded in the Orange County Clerk's Office immediately prior hereto.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part the heirs or successors and assigns of the party of the second part forever.

**LIBER 5827 PAGE 78**

Title No. DLS1045-01  
Policy No.

**SCHEDULE A**  
**PROPERTY DESCRIPTION**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being Lot #R6 as shown on a map entitled "Mount Aire Estates" in the Town of New Windsor, Orange County, State of New York prepared by Earle W. Bailey, P.E. & Associates, Civil Engineers and Land surveyors, and filed in the Orange County Clerk's Office on June 20, 1975 as Map No. 3485" and being more particularly bounded and described as follows:

**BEGINNING** at a point along the easterly side of Reveres Run, said point being the dividing line between Lot 5 and 6 in Block R on the aforesaid Map;

**RUNNING THENCE** along the division line of Lots 6 and 5 North 79 degrees 14' 51" East 111.80 feet to the dividing line of Lot 6 and 7 on the aforesaid map;

**THENCE** along the dividing line between Lots 6 and 7 South 08 degrees 47' 32" East 96.09 feet to a point in the northerly side of Independence Drive;

**THENCE** along the northerly side of Independence Drive and the southerly line of the premises herein the following two courses and distances:

1. South 81 degrees 12' 28" West 17.83 feet;
2. Along a curve to the right with a radius of 417.38 feet a distance of 87.83 to the easterly terminus of the curve connecting the northerly side of Independence Drive with the easterly side of Reveres Run;

**THENCE** running along said curve to the right with a radius of 20.00 feet a distance of 30.12 feet to the northerly terminus of the aforesaid curve;

**THENCE** along the easterly side of Reveres Run and the westerly side of the premises herein North 00 degrees 26' 51' West 61.25 feet to the point or place of **BEGINNING**.

For Conveyancing Only  
Together with all right, title and interest (if any) of, in and to any streets and roads abutting the above described premises.

**LIBER 5827 PAGE 79**

ZBA #06-58 Application Fee

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

**RECEIPT**  
**#835-2006**

10/20/2006

Vinyl Tech, Inc.  
229 Manchester Road  
Poughkeepsie, NY 12603

Received \$ 50.00 for Zoning Board Fees, on 10/20/2006. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

**Deborah Green**  
Town Clerk



**TOWN OF NEW WINDSOR**  
**ZONING BOARD OF APPEALS**  
**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 10-18-06

FOR: ESCROW 06-58

FOR / FROM:

**Ailee Solomon Vilda**  
**2202 Revers Run**  
**New Windsor, NY 12553**

CHECK FROM:

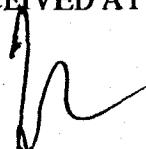
**Vinyl Tech, Inc.**  
**668 Dutchess Turnpike**  
**Poughkeepsie, NY 12603**

CHECK NUMBER: 30010

TELEPHONE: 454-0037 ext. 16 Denise Straley

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

10/20/06

DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU



**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**



**APPLICATION FOR VARIANCE**

6/1/06  
Date

Application Type: Use Variance  Area Variance   
Sign Variance  Interpretation

**I. Owner Information:**

Aike Solomon Vilda

Phone Number: (845) 567-3403

Fax Number: ( )

(Name)

2202 Beveres Run - New Windsor, NY

(Address)

**II. Applicant:**

Denise Straley

Phone Number: (845) 454-0037x16

Fax Number: (845) 473-1627

(Name)

4608 Dutchess Tpk Poughkeepsie, NY 12603

(Address)

**III. Forwarding Address, if any, for return of escrow:**

Vinyl Tech

Phone Number: 845 454-0037x16

Fax Number: ( )

(Name)

4608 Dutchess Tpk Poughkeepsie, NY 12603

(Address)

**IV. Contractor/Engineer/Architect/Surveyor/:**

Vinyl Tech

Phone Number (845) 454-0037x16

Fax Number: ( )

(Name)

4608 Dutchess Tpk. Poughkeepsie, NY 12603

(Address)

**V. Property Information:**

Zone: R-3 Property Address in Question: 2202 Beveres Run

Lot Size: \_\_\_\_\_ Tax Map Number: Section 77 Block 4 Lot 6

- a. Is pending sale or lease subject to ZBA approval of this Application? No
- b. When was property purchased by present owner? 2002
- c. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? No

\*\*\*\*PLEASE NOTE:\*\*\*\*\*

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)**

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	30'	23'	7'
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

\*Residential Districts Only

\*\*Non-Residential Districts Only

**PLEASE NOTE:  
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF  
SUBMITTAL.**

**COMPLETE THIS PAGE**

**TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

- IX. 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.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

Adding a three season  
enclosure would add value not only to the  
home itself but also to the neighborhood. This  
project would also create more usable space  
on the existing deck permitting the use to  
increase during different weather conditions.  
Changing the location is not an option since the  
deck already exists in this location - we need  
to replace the old deck + need the door  
from the house to be the entry point from  
inside the home.

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

**COMPLETE THIS PAGE**

**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.)
- 
- 

**XIII. ATTACHMENTS REQUIRED:**

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy of site plan or survey (if available) showing the size and location of the lot, buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- Copies of signs with dimensions and location.
- Three checks: (each payable to the TOWN OF NEW WINDSOR)
- One in the amount of \$ 300.00 or 500.00 (escrow)
- One in the amount of \$ 50.00 or 150.00 (application fee)
- One in the amount of \$ 25.00 (Public Hearing List Deposit)
- Photographs of area that variances is being requested for showing relationship to property lines (5 or 6) from several angles. **(IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER - PLEASE SUBMIT FOUR (4) SETS OF THE PHOTOS.)**

**XIV. AFFIDAVIT.**

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

1 day of June 20 06.

**DEBBIE M. STRALEY**  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 042700677

Signature **ORANGE COUNTY**  
COMMISSION EXPIRES MARCH 25, 10

*Ailee Vilda*

Owner's Signature (Notarized)

**AILEE VILDA**

Owner's Name (Please Print)

*[Signature]*

Applicant's Signature (If not Owner)

**PLEASE NOTE:**

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.**

APPLICANT/OWNER PROXY STATEMENT  
(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

Ailee Solomon Vilda, deposes and says that he resides  
(OWNER)  
at 2202 Revers Run New Windsor in the County of Orange  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map  
(Sec. 77 Block 4 Lot 6)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

Denise Straley - 618 Dutchess Tpk POK, NY 12603  
(Applicant Name & Address, if different from owner)

Steve Straley 618 Dutchess Tpk POK, NY 12603  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 6/1/06

Sworn to before me this:  
1 day of June 2006

**DENISE M. STRALEY**  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 04280977  
QUALIFIED IN ORANGE COUNTY  
COMMISSION EXPIRES MARCH 31, 2010

Signature and Stamp of Notary

\*\*  
Ailee  
Owner's Signature (MUST BE NOTARIZED)

Denise Straley  
Applicant's Signature (If different than owner)

Steve Straley  
Representative's Signature

**THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.**

\*\* PLEASE NOTE:  
**ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

COMPLETE THIS PAGE



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NY 12553  
(845) 563-4615 (MYRA MASON)



## ZONING BOARD PROCEDURES

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

**RESIDENTIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$ 50.00 ✓
*ESCROW:	\$300.00 ✓
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00 ✓

**MULTI-FAMILY: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**COMMERCIAL: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

**INTERPRETATION: (Three Separate Checks Please)**

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST MEETING.

\*

### ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, LEGAL ADS, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

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### LIST OF PROPERTY OWNERS WITHIN 500 FT. RADIUS OF PROPERTY IN QUESTION:

#### APPROXIMATE COST FOR PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES IS \$1.00 EA. ADDITIONAL NAME

## PUBLIC HEARING LIST OF PROPERTY OWNERS

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list - they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
3. PREPARE AN ENVELOPE FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.39 STAMP. **BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR FURTHER INSTRUCTIONS.** YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

**WHEN YOU COME IN WITH YOUR ENVELOPES, PLEASE ALLOW TIME TO FINISH PREPARING THE MAILINGS HERE AT THE TOWN HALL.**

**NOTE:**

**IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR INSTRUCTIONS ON COMPLETION. PLEASE ALLOW YOURSELF TIME TO PUT THE NOTICES IN THE ENVELOPES WHILE HERE, THEN YOU WON'T HAVE TO RETURN AGAIN.**

**NOTE:**

**THE ZBA MEETS ON THE 2<sup>ND</sup> AND 4<sup>TH</sup> MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.**