

ZB# 07-14

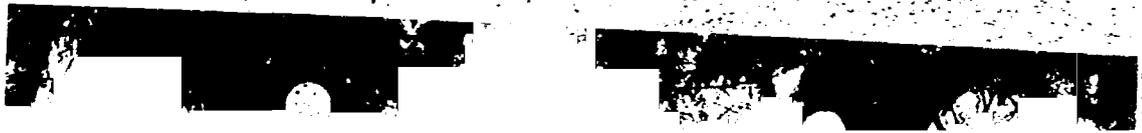
Frank Lombardi

13-13-24

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Granted 6-11-07

07-14 Frank Lombardi (Area)
11 Myrtle Ave. (13-13-24)





-----x
In the Matter of the Application of
ESTATE OF CRUDELE (FRANK LOMBARDI)

MEMORANDUM OF
DECISION GRANTING
AREA

CASE #07-14
-----x

WHEREAS, Frank Lombardi represented the , owner(s) of 11 Myrtle Avenue, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for:

37,927 sq. ft. Minimum Lot Area; Setback	14 ft. Total Side Yard
70 ft. Minimum Lot Width	10 ft. Rear Yard Setback
22 ft. Front Yard Setback	8 ft. required frontage
7 ft. Side Yard Setback	

All at 11 Myrtle Avenue in an R-4 Zone (13-13-24)

WHEREAS, a public hearing was held on June 11, 2007 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Frank Lombardi appeared on behalf of this Application; and

WHEREAS, there were two spectators appearing at the public hearing; and

The members present had questions only, and were neither in favor of nor in opposition to the application.

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-4 zone.
 - (b) The applicant proposes to build a one-family home on this lot.

- (c) The lot has been in existence since approximately 1950 and is served by water, sewer, gas and utilities.
- (d) The lot is 62.6 ft. wide and the majority of the lots in the neighborhood are equal to or less than this lot. The applicant proposes to construct a house of approximately 1,800 square feet which will be similar to other homes in the neighborhood.
- (e) The house is proposed to be located on the lot in such a way as to make in consistent with the existing houses in the neighborhood.
- (f) In constructing the home, the applicant will not be removing any substantial trees or vegetation.
- (g) In building the home the applicant will not build on top of nor will it interfere with any easements or rights-of-way including, but not limited to, water, sewer and electrical easements
- (h) In building the home the applicant will not create the ponding or collection of water or divert the flow of water drainage.

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:

37,927 sq. ft. Minimum Lot Area; Setback	14 ft. Total Side Yard
70 ft. Minimum Lot Width	10 ft. Rear Yard Setback
22 ft. Front Yard Setback	8 ft. required frontage
7 ft. Side Yard Setback	

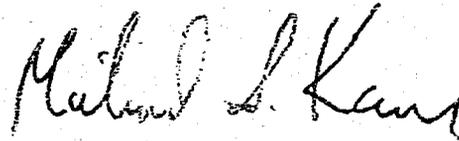
All at 11 Myrtle Avenue in an R-4 Zone (13-13-24)

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: June 11, 2007



Chairman

FRANK_LOMBARDI_(07-14)

MR. KANE: Request for 37,927 square foot minimum lot area, 70 foot minimum lot width, 22 foot front yard setback, 7 foot side yard setback, 14 foot total side yard setback, 10 foot rear yard setback and 8 foot required frontage all at 11 Myrtle Avenue in an R-4 zone.

MR. LOMBARDI: My name is Frank Lombardi, I'm here for as the builder for the Estate of Crudeli, the owner of this lot in question. They'd like to develop it, put a house on it at this point in time. This lot is pre-existing, 1950, doesn't conform to the current code that we have today so this lot also has water, sewer and gas and utilities on it and chairman said all the variances that we need to build this lot. On this tax map we have here the lot in question is 62.6 feet wide and all the other ones colored in purple are less than, equal to or less than this lot, so the majority of the neighborhood 110 is equal to or less than and 93 are greater than this lot that we have here today and we're proposing to put up about and 1,800 square foot house which conforms to the majority again of the houses in the neighborhood.

MR. KANE: So not changing the nature of the neighborhood, the lot size and the size of the home?

MR. LOMBARDI: Correct, we actually are trying to conform to some of the setbacks and bring the house towards the middle of lot. The houses on either side are road frontage within 3 feet, you walk out the door you have a step and you're in the street. So there's no reason to try to conform to the front of house to make it look uniform because it doesn't make sense to be right on the road, you can't even pull out, sight distance you don't want to step out the front door, you have no front yard. So we're proposing to bring it back which makes it conform to a little bit more of the

setbacks that are required. We don't make them all but it does get closer to them, some houses on the street are back, some of them are road frontage so we did the best we can to get it kind of in the middle of the lot without changing the neighborhood or making it look like it doesn't belong there.

MS. LOCEY: That yellow?

MR. LOMBARDI: Disregard that, that's number 12, we're using the same map for two presentations.

MR. KANE: They have the next hearing also.

MS. LOCEY: Okay.

MR. LOMBARDI: The lot in question is this one, we made the map for the next hearing so this is the vacant lot and it still conforms, these are all 30s 30s 50s 40, 45, this one's 62 so they're all still less than.

MR. BABCOCK: Sounds like a decent size variance but it's because of the new zoning as the years go on the zoning went up and up and up and there's no way.

MR. KANE: This is basically a standard size lot in that neighborhood in this town.

MR. BABCOCK: As you can see it is.

MR. KANE: Cutting down any trees, substantial vegetation?

MR. LOMBARDI: No.

MR. KANE: Creating water hazards or runoffs?

MR. LOMBARDI: No.

MR. KANE: Any easements running through the property?

MR. LOMBARDI: No.

MS. LOCEY: What's this?

MR. LOMBARDI: It's an outside barbecue or something like that, it looks like that's with the neighbor and if you can look at the survey it's over 1.5 and 1.2 because this lot line is on a diagonal between the two properties.

MS. LOCEY: Does it have to come out?

MR. LOMBARDI: Only unless the new owner of this property objects to it or bank with a mortgage says they don't want it there.

MS. LOCEY: Okay.

MR. KANE: You said there was an 1,800 square foot house?

MR. LOMBARDI: Numbers come out to 1,800 approximately.

MS. LOCEY: So you're proposing to put an 1,800 square foot house on that lot?

MR. LOMBARDI: Right.

MS. LOCEY: Is that about the same size as other houses?

MR. LOMBARDI: On the street it may be slightly larger but within the neighborhood it conforms. The other houses are 1,200 and up to 1,800 but then they don't have closets cause they're built maybe a hundred years ago so you build in the 1,800, it's conforming and livable space to the houses that pre-exist there when you're smaller but then you take out the closets and you know like that so it's not going to be, you look at

it, it's going to look, the size of the house next to it it's not going to look any bigger than what's in eyesight of this lot.

MR. BABCOCK: Is it 1,800 square feet on one floor?

MR. LOMBARDI: No, combined it will be two story.

MR. BABCOCK: So it's 900 square feet per floor?

MS. LOCEY: I understand now.

MR. LOMBARDI: Yes.

MR. KANE: I'll ask if there's anybody in the audience that's here for this particular meeting? Okay, we'll open it up to the public. Do you have any questions? I'm going to need you to give your name and address.

MS. ROBINSON: Valerie Robinson, I live on Merline Avenue. I'm here for two of the hearings but I was very interested in this one. I just want to make sure I've been in the house 11 years now, my family's have lived in the neighborhood for 30 to 70 years and my concern is some of the new houses that have been put in New Windsor are two stories with big peaks and overshadowing by an enormous amount the smaller old houses that are around there. And I just wanted to make sure that with this house that it was one of the houses that are down the street from me has eight foot ceilings in their garage and then two stores on top of, towers over the houses in the neighborhood by a huge amount. I just want to make sure that it was going to be a two story house cause there's only three or four of yours in the neighborhood that have one I have one of them that looks like it belongs in the neighborhood cause there are a couple of houses that look like they have been there forever, even though they're brand new, I want to make sure it's going, it looks like it's going to fit in this very old neighborhood.

June 11, 2007

47

MR. LOMBARDI: The height of the house typically for ceilings on both floors and conforming roof to most of the neighborhood.

MS. ROBINSON: Will there be a full basement underneath the house?

MR. LOMBARDI: This is proposed on a slab right now, the lot does have a gradual declining pitch from the road to the rear so once the house is set in you will be able to walk in the front of the house and maybe the back would stick out four to five feet.

MS. ROBINSON: I'm just concerned about a huge underground basement going and then two stories on top.

MR. LOMBARDI: No, if it has a basement, if it's going to have a basement it's still going to be flush in the front and then it will still stick out in the rear depending on how they got to still do a lot evaluation to see if you have to put too much fill for the slab or put a basement, it's the same level, it's not going to change the level.

MR. KANE: You heard the size of the home, 900 square feet two stories.

MS. ROBINSON: Yes, which is pretty much what we all have.

MR. LOMBARDI: Footprint is 26 foot wide by 36 foot deep.

MS. ROBINSON: I was just concerned when he said 1,800 I was hoping somebody would ask there's not very much one floor 1,800 square foot houses in the neighborhood.

MR. KANE: Any opinion about the project?

June 11, 2007

48

MS. ROBINSON: I think it would be welcome to the neighborhood as long as it looked like it was not something that somebody dropped a huge building on the lot.

MR. KANE: Thank you. Anybody else?

MR. J. BABCOCK: Jack Babcock, I live on 12 Blanche Avenue. I'm more than five hundred feet from the residence, but still my neighborhood. Is this the Crudeli piece of property?

MR. LOMBARDI: Yes.

MR. J. BABCOCK: Is there two lots? I can't quite figure out the variances here, is it one lot here or two they're making into one?

MR. LOMBARDI: It's, there's two lots, one has a house pre-existing and this is a vacant lot, if you drive by visually it will look like one lot because he has an entire fence around the two lots now.

MR. J. BABCOCK: I'm quite familiar with the property so the lot is a separate lot from the existing house you're going to build on the existing lot?

MR. LOMBARDI: Correct, the vacant lot.

MR. J. BABCOCK: I'm not against it as this young lady said. I'm interested in seeing new in our neighborhood but I'm concerned as well as her because on Myrtle Avenue they built this monstrosity and you walk out her garage and you look up at this two story house, I don't know if you built it or not, but I don't know how the town ever allowed it to happen but I agree with her, we welcome new homes in our area. And Mike I thought that there was a zoning for small lots, do we still have that?

MR. BABCOCK: No, it's too long, the time has expired for that, Jack, that's why he's here tonight.

MR. J. BABCOCK: That's why I thought it was pre-existing, non-conforming, I thought maybe that played a party in it but we welcome him to the neighborhood but again we don't want to see this monster of a house plugged in between the older residents, the older homes.

MR. BABCOCK: Keep in mind the maximum building height on this particular lot and any lot down there is 35 feet, that's the problem with that other house, we couldn't tell him not to go that high although we didn't want him to I think they know we were involved to try to tell him not to put that basement underneath the house.

MR. J. BABCOCK: You're a hundred percent correct that all the lots were 35 feet, we were fortunate enough to have 32 but we all lived on 35 by 100 lots for years.

MR. BABCOCK: I'm talking about the building height 35 feet high.

MR. J. BABCOCK: Thank you.

MR. KANE: Any further questions? At this point I will close the public portion of the meeting, ask Myra how many mailings we had.

MS. MASON: On May 30, I mailed out 84 addressed envelopes and had no response.

MR. KANE: I have no further questions.

MS. LOCEY: I'll offer a motion to approve all the variances on the application of Frank Lombardi as detailed on the agenda of the Zoning Board of Appeals regular session dated June 11, 2007.

June 11, 2007

50

MR. LUNDSTROM: I'll second that motion.

ROLL CALL

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

**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: March 27, 2007

**APPLICANT: Frank Lombardi
361 Oak Drive
New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/26/07

FOR : Proposed one family house.

LOCATED AT: 11 Myrtle Ave.

ZONE: R-4 Sec/Blk/ Lot: 13-13-24

DESCRIPTION OF EXISTING SITE: Vacant lot.

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Proposed one family house will not meet minimum lot size, lot width, required front yard, side yard , required total side yard, rear yard, and required footage.**


BUILDING INSPECTOR

		PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: R-4	USE: Bulk Tables			
MIN LOT AREA:	C-6	43,560 sq.ft.	5,633 sq.ft.	37,927 sq.ft.
MIN LOT WIDTH:	D-6	125 ft.	55ft.	70ft.
REQ'D FRONT YD:	E-6	45ft.	23ft.	22ft.
REQ'D SIDE YD:	F-6	20ft.	13ft.	7ft.
REQ'D TOTAL SIDE TD:	F-6	40ft.	26ft.	14ft.
REQ'D REAR YD:	G-6	50ft.	40ft.	10ft.
REQ'D FRONTAGE:	H-6	70ft.	62ft.	8ft.
MAX BLDG HT:				
FLOOR AREA RATIO:				
MIN LIVABLE AREA:				
DEV COVERAGE:	OK			

COPY

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

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
 VISIT 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 pond may be required.
8. \$50.00 charge for any site that calls for the inspection type.
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 percolation 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

MAR 26 2007

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
 Building Permit #: 2007-187

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 Crudele Living Trust Michael Crudele TREE
Michelle Sprague TEEF

Address 37 Clancy Ave New Windsor NY Phone # _____

Mailing Address SAME AS ABOVE Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor Frank Lombardi

rows to Car. Fee fee

Direct All Quest

Address 361 OAK Drive New Windsor NY Phone 845-629-1301

State whether applicant is owner, lessee, agent, architect, engineer or builder 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 SW side of Myrtle Ave (11) ^{per John 3/26/09}
and 100' feet from the intersection of Clancy Ave

2. Zone or use district in which premises are situated R-4 Is property a flood zone? Y NX

3. Tax Map Description: Section 13 Block 13 Lot 24

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

a. Existing use and occupancy Vacant b. Intended use and occupancy ONE family 3 Bed

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

6. Is this a corner lot? NO

7. Dimensions of entire new construction. Front 26 Rear 26 Depth 36 Height 25 No. of stories 2

8. If dwelling, number of dwelling units: ONE Number of dwelling units on each floor _____

Number of bedrooms 3 Baths 2 Toilets 3 Heating Plant: Gas X Oil _____
Electric/Hot Air _____ Hot Water _____ # Garage, number of cars ONE

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

10. Estimated cost \$80,000 Fee \$50- **ZONING BOARD**

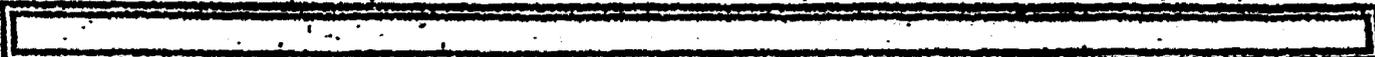
CH#587

____/____/____
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 Liel & Louis Kuyehar
New Windsor Town Hall
655 Union Avenue
New Windsor, New York 12583
(845) 563-4618
(845) 563-4668 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.

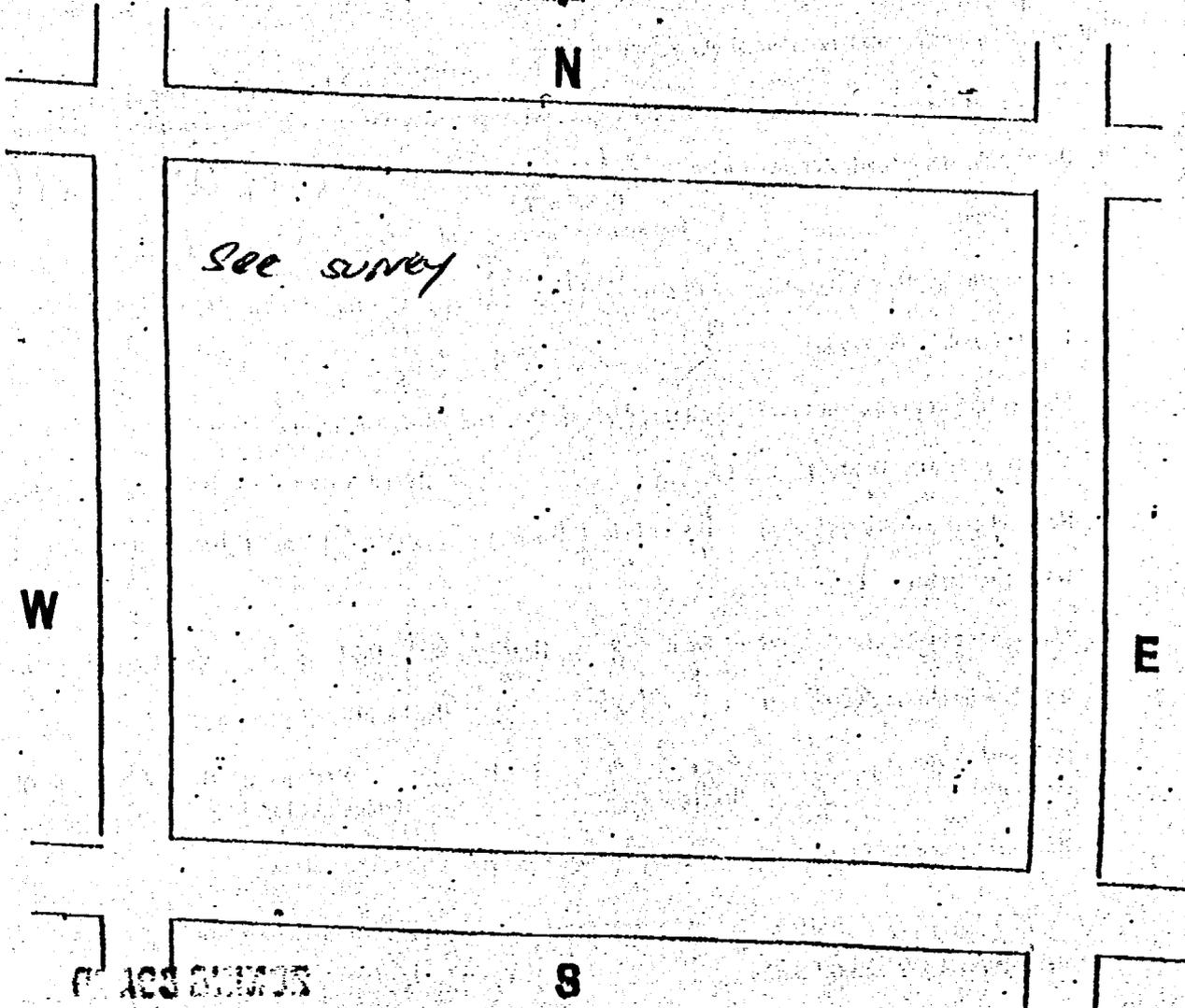
John White 361 Oak Ridge Drive New Windsor NY 12553
(Signature of Applicant) (Address of Applicant)

Michael T. Cindale TRIF
(Owner's Signature)

PLOT PLAN

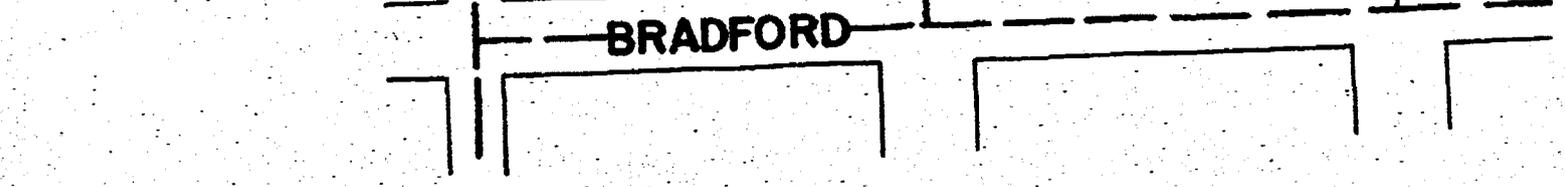
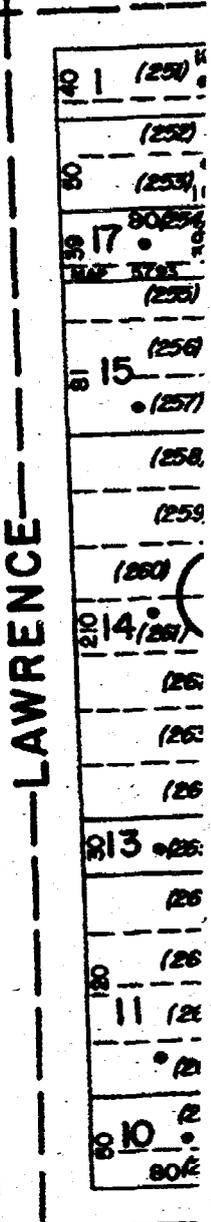
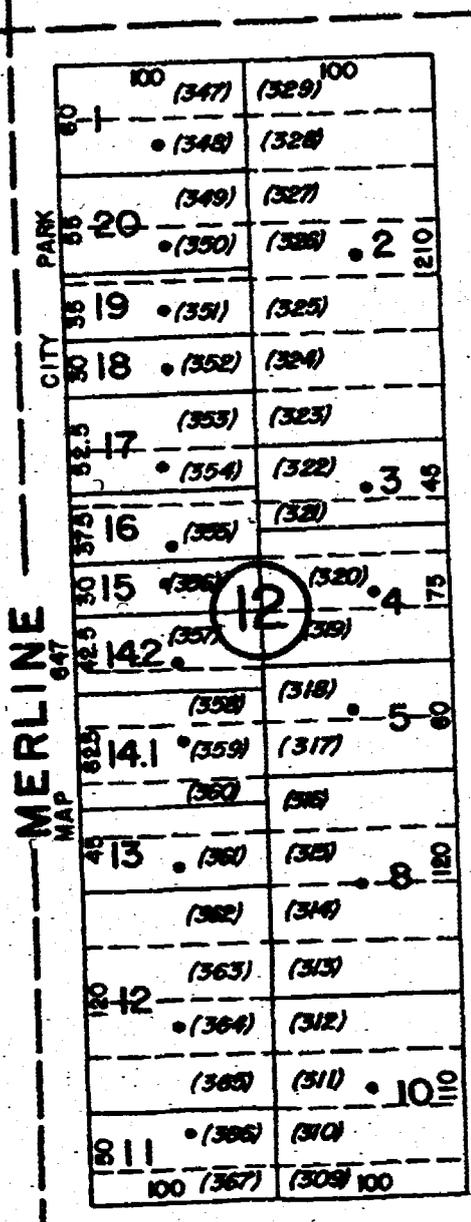
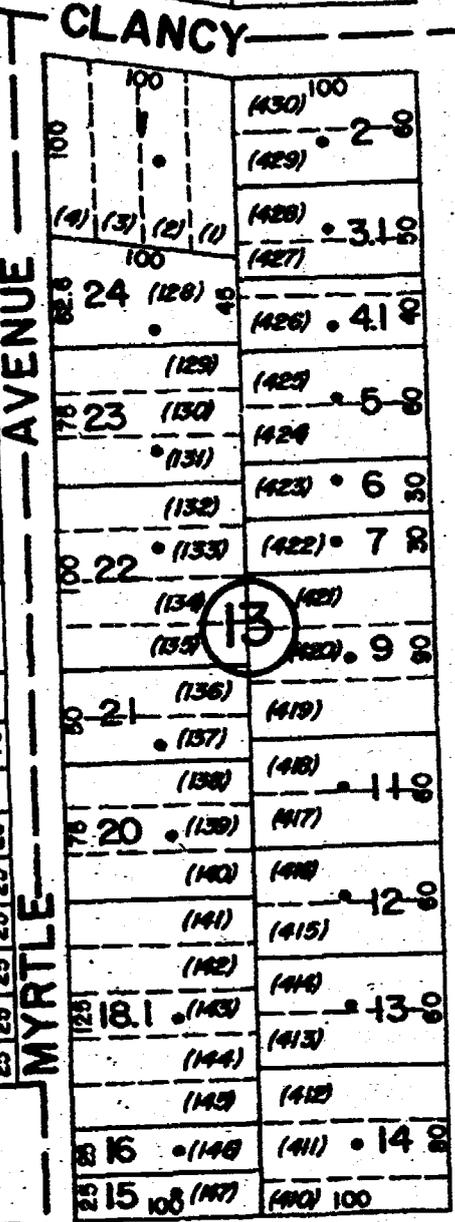
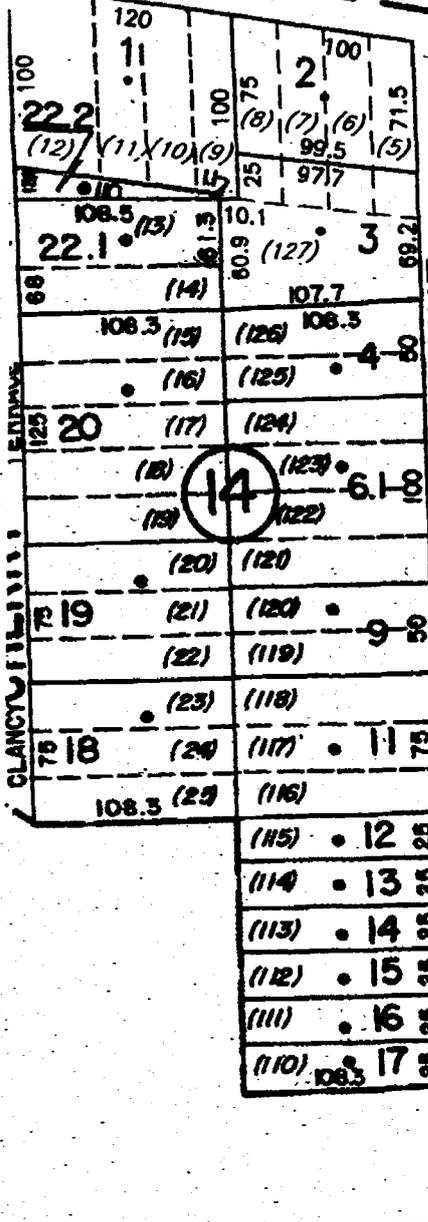
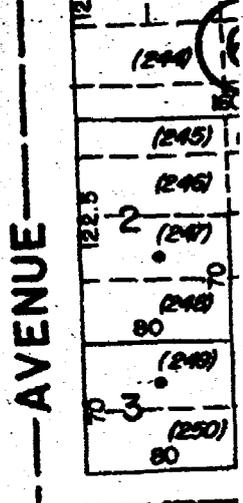
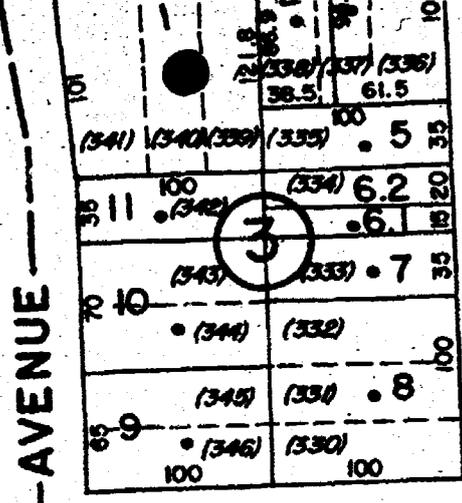
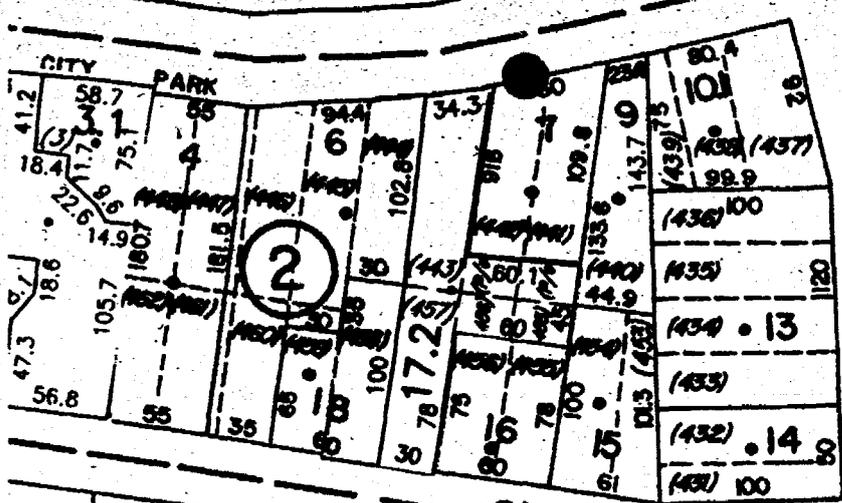
NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



61 103 611115

3



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

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: NOVEMBER 28, 2007
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 133.99 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #07-14

NAME & ADDRESS:

**Frank Lombardi
Philip S. Vincenzo (for Crudele Living Trust)
361 Oak Drive
New Windsor, NY 12553**

THANK YOU,

MYRA

J.F.11-28-07



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



FILE #07-14 TYPE: AREA TELEPHONE: 629-1301

APPLICANT:
Frank Lombardi (for Crudele Living Trust)
361 Oak Drive
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>592</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 593



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

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>8</u>	PAGES	\$ <u>56.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:05-25-07 \$ 19.01

TOTAL: \$ 96.01 \$ 70.00



ESCROW POSTED:	\$ 300.00
LESS: DISBURSEMENTS:	\$ <u>166.01</u>
AMOUNT DUE:	\$ _____
REFUND DUE:	\$ <u>133.99</u>

Cc:

J.F. 11-28-07

FRANK_LOMBARDI_(07-14)

MR. KANE: Request for 37,927 square foot minimum lot area, 70 foot minimum lot width, 22 foot front yard setback, 7 foot side yard setback, 14 foot total side yard setback, 10 foot rear yard setback and 8 foot required frontage all at 11 Myrtle Avenue in an R-4 zone.

MR. LOMBARDI: My name is Frank Lombardi, I'm here for as the builder for the Estate of Crudeli, the owner of this lot in question. They'd like to develop it, put a house on it at this point in time. This lot is pre-existing, 1950, doesn't conform to the current code that we have today so this lot also has water, sewer and gas and utilities on it and chairman said all the variances that we need to build this lot. On this tax map we have here the lot in question is 62.6 feet wide and all the other ones colored in purple are less than, equal to or less than this lot, so the majority of the neighborhood 110 is equal to or less than and 93 are greater than this lot that we have here today and we're proposing to put up about and 1,800 square foot house which conforms to the majority again of the houses in the neighborhood.

MR. KANE: So not changing the nature of the neighborhood, the lot size and the size of the home?

MR. LOMBARDI: Correct, we actually are trying to conform to some of the setbacks and bring the house towards the middle of lot. The houses on either side are road frontage within 3 feet, you walk out the door you have a step and you're in the street. So there's no reason to try to conform to the front of house to make it look uniform because it doesn't make sense to be right on the road, you can't even pull out, sight distance you don't want to step out the front door, you have no front yard. So we're proposing to bring it back which makes it conform to a little bit more of the

setbacks that are required. We don't make them all but it does get closer to them, some houses on the street are back, some of them are road frontage so we did the best we can to get it kind of in the middle of the lot without changing the neighborhood or making it look like it doesn't belong there.

MS. LOCEY: That yellow?

MR. LOMBARDI: Disregard that, that's number 12, we're using the same map for two presentations.

MR. KANE: They have the next hearing also.

MS. LOCEY: Okay.

MR. LOMBARDI: The lot in question is this one, we made the map for the next hearing so this is the vacant lot and it still conforms, these are all 30s 30s 50s 40, 45, this one's 62 so they're all still less than.

MR. BABCOCK: Sounds like a decent size variance but it's because of the new zoning as the years go on the zoning went up and up and up and there's no way.

MR. KANE: This is basically a standard size lot in that neighborhood in this town.

MR. BABCOCK: As you can see it is.

MR. KANE: Cutting down any trees, substantial vegetation?

MR. LOMBARDI: No.

MR. KANE: Creating water hazards or runoffs?

MR. LOMBARDI: No.

MR. KANE: Any easements running through the property?

June 11, 2007

45

MR. LOMBARDI: No.

MS. LOCEY: What's this?

MR. LOMBARDI: It's an outside barbecue or something like that, it looks like that's with the neighbor and if you can look at the survey it's over 1.5 and 1.2 because this lot line is on a diagonal between the two properties.

MS. LOCEY: Does it have to come out?

MR. LOMBARDI: Only unless the new owner of this property objects to it or bank with a mortgage says they don't want it there.

MS. LOCEY: Okay.

MR. KANE: You said there was an 1,300 square foot house?

MR. LOMBARDI: Numbers come out to 1,800 approximately.

MS. LOCEY: So you're proposing to put an 1,800 square foot house on that lot?

MR. LOMBARDI: Right.

MS. LOCEY: Is that about the same size as other houses?

MR. LOMBARDI: On the street it may be slightly larger but within the neighborhood it conforms. The other houses are 1,200 and up to 1,800 but then they don't have closets cause they're built maybe a hundred years ago so you build in the 1,800, it's conforming and livable space to the houses that pre-exist there when you're smaller but then you take out the closets and you know like that so it's not going to be, you look at

it, it's going to look, the size of the house next to it it's not going to look any bigger than what's in eyesight of this lot.

MR. BABCOCK: Is it 1,800 square feet on one floor?

MR. LOMBARDI: No, combined it will be two story.

MR. BABCOCK: So it's 900 square feet per floor?

MS. LOCEY: I understand now.

MR. LOMBARDI: Yes.

MR. KANE: I'll ask if there's anybody in the audience that's here for this particular meeting? Okay, we'll open it up to the public. Do you have any questions? I'm going to need you to give your name and address.

MS. ROBINSON: Valerie Robinson, I live on Merline Avenue. I'm here for two of the hearings but I was very interested in this one. I just want to make sure I've been in the house 11 years now, my family's have lived in the neighborhood for 30 to 70 years and my concern is some of the new houses that have been put in New Windsor are two stories with big peaks and overshadowing by an enormous amount the smaller old houses that are around there. And I just wanted to make sure that with this house that it was one of the houses that are down the street from me has eight foot ceilings in their garage and then two stores on top of, towers over the houses in the neighborhood by a huge amount. I just want to make sure that it was going to be a two story house cause there's only three or four of yours in the neighborhood that have one I have one of them that looks like it belongs in the neighborhood cause there are a couple of houses that look like they have been there forever, even though they're brand new, I want to make sure it's going, it looks like it's going to fit in this very old neighborhood.

June 11, 2007

47

MR. LOMBARDI: The height of the house typically for ceilings on both floors and conforming roof to most of the neighborhood.

MS. ROBINSON: Will there be a full basement underneath the house?

MR. LOMBARDI: This is proposed on a slab right now, the lot does have a gradual declining pitch from the road to the rear so once the house is set in you will be able to walk in the front of the house and maybe the back would stick out four to five feet.

MS. ROBINSON: I'm just concerned about a huge underground basement going and then two stories on top.

MR. LOMBARDI: No, if it has a basement, if it's going to have a basement it's still going to be flush in the front and then it will still stick out in the rear depending on how they got to still do a lot evaluation to see if you have to put too much fill for the slab or put a basement, it's the same level, it's not going to change the level.

MR. KANE: You heard the size of the home, 900 square feet two stories.

MS. ROBINSON: Yes, which is pretty much what we all have.

MR. LOMBARDI: Footprint is 26 foot wide by 36 foot deep.

MS. ROBINSON: I was just concerned when he said 1,800 I was hoping somebody would ask there's not very much one floor 1,800 square foot houses in the neighborhood.

MR. KANE: Any opinion about the project?

MS. ROBINSON: I think it would be welcome to the neighborhood as long as it looked like it was not something that somebody dropped a huge building on the lot.

MR. KANE: Thank you. Anybody else?

MR. J. BABCOCK: Jack Babcock, I live on 12 Blanche Avenue. I'm more than five hundred feet from the residence, but still my neighborhood. Is this the Crudeli piece of property?

MR. LOMBARDI: Yes.

MR. J. BABCOCK: Is there two lots? I can't quite figure out the variances here, is it one lot here or two they're making into one?

MR. LOMBARDI: It's, there's two lots, one has a house pre-existing and this is a vacant lot, if you drive by visually it will look like one lot because he has an entire fence around the two lots now.

MR. J. BABCOCK: I'm quite familiar with the property so the lot is a separate lot from the existing house you're going to build on the existing lot?

MR. LOMBARDI: Correct, the vacant lot.

MR. J. BABCOCK: I'm not against it as this young lady said. I'm interested in seeing new in our neighborhood but I'm concerned as well as her because on Myrtle Avenue they built this monstrosity and you walk out her garage and you look up at this two story house, I don't know if you built it or not, but I don't know how the town ever allowed it to happen but I agree with her, we welcome new homes in our area. And Mike I thought that there was a zoning for small lots, do we still have that?

MR. BABCOCK: No, it's too long, the time has expired for that, Jack, that's why he's here tonight.

MR. J. BABCOCK: That's why I thought it was pre-existing, non-conforming, I thought maybe that played a party in it but we welcome him to the neighborhood but again we don't want to see this monster of a house plugged in between the older residents, the older homes.

MR. BABCOCK: Keep in mind the maximum building height on this particular lot and any lot down there is 35 feet, that's the problem with that other house, we couldn't tell him not to go that high although we didn't want him to I think they know we were involved to try to tell him not to put that basement underneath the house.

MR. J. BABCOCK: You're a hundred percent correct that all the lots were 35 feet, we were fortunate enough to have 32 but we all lived on 35 by 100 lots for years.

MR. BABCOCK: I'm talking about the building height 35 feet high.

MR. J. BABCOCK: Thank you.

MR. KANE: Any further questions? At this point I will close the public portion of the meeting, ask Myra how many mailings we had.

MS. MASON: On May 30, I mailed out 84 addressed envelopes and had no response.

MR. KANE: I have no further questions.

MS. LOCEY: I'll offer a motion to approve all the variances on the application of Frank Lombardi as detailed on the agenda of the Zoning Board of Appeals regular session dated June 11, 2007.

June 11, 2007

50

MR. LUNDSTROM: I'll second that motion.

ROLL CALL

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

FRANK LOMBARDI_(07-14)

Mr. Frank Lombardi appeared before the board for this proposal.

MR. KANE: Request for 37,927 square foot minimum lot area, 70 foot minimum lot width, 22 foot front yard setback, 7 foot side yard setback, 14 foot total side yard setback, 10 foot rear yard setback and 8 foot required frontage all at 11 Myrtle Avenue. Tell us what you want to do, Frank and please speak loud enough for that young lady.

MR. LOMBARDI: We have a non-conforming, pre-existing lot, water and sewer availability and we'd like to put a one-family house on it.

MR. KANE: Nothing existing on the lot right now?

MR. LOMBARDI: No, nothing on the lot now, it's vacant.

MR. KANE: Do you know how long that lot has been in existence?

MR. LOMBARDI: As far as what do they call it.

MR. KANE: It hasn't been resubdivided?

MR. LOMBARDI: Ducktown subdivision or whatever it's called over there.

MR. KANE: If you can get a date as to when that was or something along those lines just to show that it's been a lot for X amount of years.

MR. LOMBARDI: It's been owned in the, since the early 1900s, I think 1907 is when the current family originally built it, they own adjoining lot in a neighbor with a house on it and that was the same timeframe, they built a house way back then.

April 23, 2007

16

MR. KANE: Just give me a date as to when it was a separate lot, just paying taxes on it from that particular time.

MR. BABCOCK: I think I might be able to help this out. I've got a survey map reference being lot 128, that's a builder's lot number on map entitled Clancy Terrace being part of property owned by J. J. Clancy dated November 13, 1915.

MR. KANE: I think you qualify.

MR. LOMBARDI: That's what I was looking for, Clancy subdivision.

MR. KANE: Cutting down any trees, substantial vegetation?

MR. LOMBARDI: No.

MR. KANE: Creating any water hazards or runoffs?

MR. LOMBARDI: No.

MR. KANE: Any easements running through the area?

MR. LOMBARDI: No. The only thing the pictures don't show is the, most of the houses two adjoining left and right are almost right on the road within five to seven feet of the road. This is coming back 23 feet. So, you know, it's allowing a lot more front yard than the existing across the road and right and left of it.

MR. KANE: Square footage of the house that you intend to build? You don't need to have it now but for the public hearing.

MR. LOMBARDI: I think it's on--

April 23, 2007

17

MR. BABCOCK: It's 26 x 36, two floors.

MR. KANE: That will make it similar in size and nature to the other homes in that development and that's a weird development, I know?

MR. BABCOCK: Yeah, I think it is.

MR. KANE: Just address that it's not oversized for that particular neighborhood.

MR. BABCOCK: It's a fair sized house for that lot in comparable with the zoning. Used to be before the new zoning took effect the sliding scale used to be on lots of 80 feet you could have a 12 foot side yard, he's proposing 13 feet on one side, actually 13 feet on the other side.

MR. KANE: Okay. Any further questions? I'll accept a motion.

MS. LOCEY: I will offer a motion to schedule a public hearing on the application of Frank Lombardi for the requested variances as presented on the agenda of the April 23, 2007 Zoning Board of Appeals meeting all at 11 Myrtle Avenue in an R-4 zone.

MR. LUNDSTROM: I will second that motion, Mr. Chairman.

ROLL CALL

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

TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

PUBLIC HEARING FOR: Frank Lombardi

DATE: June 11, 2007

SIGN-IN SHEET

	NAME	ADDRESS	PHONE NUMBER
1.	<u>Valerie Robinson</u>	<u>Merline Ave.</u>	<u>for it</u>
2.	<u>Jack Babcock</u>	<u>12 Blanche Ave</u>	<u>for it</u>
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			



RESULTS OF Z.B.A. MEETING OF: June 11, 2007

PROJECT: Frank Lombardi ZBA # 07-14
P.B.# _____

USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: 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 _____

PUBLIC HEARING: 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) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES
VARIANCE APPROVED: M) LO S) LO VOTE: A 4 N 0.

~~GANN~~ _____
LUNDSTROM A _____
LOCEY A _____
TORPEY A _____
KANE A _____

CARRIED: Y N _____



Large empty rectangular box with horizontal lines, likely for additional notes or signatures.

Please return with payment **Invoice**



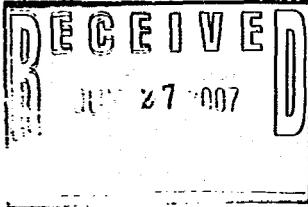
THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

Date	Invoice #
6/18/2007	444

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

P.O. No.	Terms	Project
49464		

Issue Date	Description	Rate	Amount
5/25/2007	LEGAL ADS: PUBLIC HEARING NOTICE FRANK LOMBARDI	15.01	15.01
	1 AFFIDAVIT	4.00	4.00
			
		Total	\$19.01

PUBLIC 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. (07-14)

Request of FRANK LOMBARDI for a VARIANCE of the Zoning Local Law to Permit:

Request for:

37,927 sq. ft. Minimum Lot Area,
 70 ft. Minimum Lot Width
 22 ft. Front Yard Setback
 14 ft. Total Side Yard Setback
 10 ft. Rear Yard Setback
 8 ft. required frontage
 7 ft. Side Yard Setback

All at 11 Myrtle Avenue in an R-4 Zone (13-13-24)

PUBLIC HEARING will take place on JUNE 11, 2007 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

Michael Kane,
 Chairman

State of New York
 County of Orange, ss:
 Kathleen O'Brien 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, 1 time (s) commencing on the 25th day of May A.D., 2007 and ending on the 25th day of May A.D. 2007

Kathleen O'Brien
 Subscribed and shown to before me this 22nd day of June, 2007.

Deborah Green
 Notary Public of the State of New York
 County of Orange.

DEBORAH GREEN
 Notary Public, State of New York
 Qualified in Orange County
 #4984065
 Commission Expires July 15, 2011

My commission expires _____

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

RECEIPT
#281-2007

04/23/2007

Lombardi, Frank

Received \$ 50.00 for Zoning Board Fees, on 04/23/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

ZBA #07-14 application

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

DATE RECEIVED: 04-18-07

FOR: 07-14 ESCROW

FROM:
Frank Lombardi
Philip S. Vincenzo (for Crudele Living Trust)
361 Oak Drive
New Windsor, NY 12553

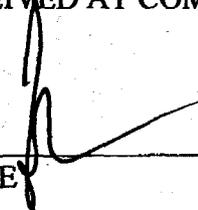
CHECK FROM:
same

CHECK NUMBER: 593

TELEPHONE: 629-1301

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

4/23/07
DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU



COUNTY OF ORANGE

DEPARTMENT OF PLANNING

EDWARD A. DIANA
COUNTY EXECUTIVE

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com/planning

DAVID CHURCH, A.I.C.P.
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: Town of New Windsor
Zoning Board of Appeals

Reference/County ID No.: NWT16-07M
County Tax ID: S13 B13 L24

Applicant: Frank Lombardi
Proposed Action: Area Variance for various site features
Reason for Review: Non-Mandatory

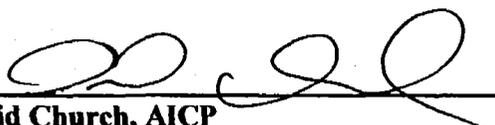
Comments:

1. The applicant seeks an area variance for a proposed single-family home that will not meet minimum lot size, lot width, required front yard, side yard, total side yard, rear yard and required square footage, in an R-4 Suburban Residential zoning district.
2. Although this request has no countywide or inter-municipal impact this Department reminds the ZBA to grant only the minimum variance deemed necessary and adequate to remedy the difficulty imposed by the dimensional requirements of the Town of New Windsor.

County Recommendation:

Local Determination XXXX

Date: May 22, 2007
Prepared by: Atticus Lanigan, Planner


David Church, AICP
Commissioner of Planning

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. (07-14)

Request of FRANK LOMBARDI

for a VARIANCE of the Zoning Local Law to Permit:

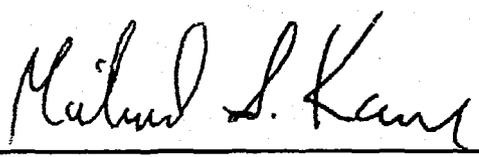
Request for:

37,927 sq. ft. Minimum Lot Area;
70 ft. Minimum Lot Width
22 ft. Front Yard Setback
7 ft. Side Yard Setback

14 ft. Total Side Yard Setback
10 ft. Rear Yard Setback
8 ft. required frontage

All at 11 Myrtle Avenue in an R-4 Zone (13-13-24)

PUBLIC HEARING will take place on JUNE 11, 2007
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.



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

May 1, 2007

Frank Lombardi
361 Oak Dr.
New Windsor, NY 12553

Re: 13-13-24 ZBA#: 07-14 (84)

Dear Mr. Lombardi:

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,

J. Todd Wiley, IAO
Sole Assessor

JTW/rah
Attachments

CC: Myra Mason, Zoning Board



9-1-6
JAND REALTY, LLC
307 RIVER ROAD NORTH
WAPPINGERS FALLS, NY 12590

13-14-22.1
YEDDA & LONNIE PARKER, SR.
9 CHERRY AVE.
NEW WINDSOR, NY 12553

13-15-12
LORETTA JONES &
CHERYL & KENNETH GARZIONE
8 CHERRY AVE.
NEW WINDSOR, NY 12553

9-1-61
OMEGA SELECT PROPERTIES INC.
ATTN: ANTHONY DERIENZO
8 ALGONQUIN DR.
NEWBURGH, NY 12550

13-15-7, 8,
VICTOR DOMINGUES
55 CLANCY AVE.
NEW WINDSOR, NY 12553

13-11-13
VAN KHOA PHAM &
ANH TRAN
44 MELROSE AVE.
NEW WINDSOR, NY 12553

9-1-62,63
DA REALTY, LLC
29 PROSPECT ST.
NEWBURGH, NY 12550

13-15-9
JOHN & DORA SPIGNARDO
51 CLANCY AVE.
NEW WINDSOR, NY 12553

13-15-13
DONALD & LUCILLE DELL
12 CHERRY AVE.
NEW WINDSOR, NY 12553

9-1-64
JOHN MONTFORT
C/O FEDERAL BLOCK CORP
247 WALSH AVE.
NEW WINDSOR, NY 12553

13-15-10, 16
ALBINA J. BUGIADA SMITH
4 CHERRY AVE.
NEW WINDSOR, NY 12553

13-15-14
GREGORY & SANDRA YOZZO
14 CHERRY AVE.
NEW WINDSOR, NY 12553

13-14-1, 13-14-22.2,
JOHN & JANET DUDA
45 CLANCY AVE.
NEW WINDSOR, NY 12553

13-15-11
LEANARD &
EVELYN CAVICCHIO
6 CHERRY AVE.
NEW WINDSOR, NY 12553

13-15-17
LARRY PORTER
9 KORAN AVE.
NEW WINDSOR, NY 12553

13-14-2
RICHARD BUCCI &
SHERRY DEYO
2 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-11-1
PETER &
CHRISTINE GANDOLFINI
16 MELROSE AVE.
NEW WINDSOR, NY 12553

13-2-1.11
DAVID SUNDERLIN
54 CLANCY AVE.
NEW WINDSOR, NY 12553

13-14-3
GRACE MAUREEN
12 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-11-2
JOHN & JAYNE KELLY
20 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-14
ANN MALINOWSKI &
JOHN RYMASZEWSKI
39 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-14-4
JOSEPH & ETHEL REARDON
14 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-11-3
ADALBERTO PADILLA
26 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-15
SEAN FLANAGAN
33 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-14-19
ANNA CARDAMONE
15 CHERRY AVE.
NEW WINDSOR, NY 12553

13-11-4
DANIEL & MARY BAXTER
30 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-17
FRANK LOMBARDI
361 OAK DR.
NEW WINDSOR, NY 12553

13-14-20
DOROTHEA J. &
RICHARD MAKAREWICZ
11 CHERRY AVE.
NEW WINDSOR, NY 12553

13-11-5
MIRA ELLEN RUMEY
C/O MIRA ELLEN BLYTHE
320 JACKSON AVE.
NEW WINDSOR, NY 12553

13-12-1
JEFFREY MCCURRY
19 MERLINE AVE.
NEW WINDSOR, NY 12553



13-12-2
 DISABLED AMERICAN VET.
 C/O T. D. PETERKIN POST 152
 30 LAWRENCE AVE.
 NEW WINDSOR, NY 12553

13-12-3
 BRETT CUNNINGHAM
 36 LAWRENCE AVE.
 NEW WINDSOR, NY 12553

13-12-4
 MITCHELL EVETT
 29 HOLLY HILL DR.
 WINGDALE, NY 12594

13-12-5
 CARLOS &
 CHRISTINA NIEVES
 44 LAWRENCE AVE.
 NEW WINDSOR, NY 12553

13-12-8
 MICHAEL KAGAN
 46 LAWRENCE AVE.
 NEW WINDSOR, NY 12553

13-12-11
 ABIE & MARIA COLON
 57 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-12-12
 ROSE PIPERATO &
 LUCY & JOSEPHINE YONNONE
 613 GIDNEY AVE.
 NEWBURGH, NY 12550

13-12-13
 VALARIE ROBINSON
 47 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-12-14.1
 JUDITH MCERLEANE
 45 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-12-14.2
 TIBERIO CORRIERI
 41 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-12-15
 HAZELTON & ANNA KERR
 37 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-12-16
 JAMES & ROSE SEARS
 35 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-12-18
 NORTH PLANK DEV.CO.LLC
 5020 RTE. 9W
 NEWBURGH, NY 12550

13-12-19
 NICHOLAS & JEAN GARZIONE
 27 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-12-20
 KATALIN TOLNAI
 25 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-1
 ALFRED CRUDELE
 37 CLANCY AVE.
 NEW WINDSOR, NY 12553

13-13-2
 NURAT YUCEL
 22 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-3.1
 CHARLES & FANNY DAVIS
 30 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-4.1
 BYRON & MARY HULSE
 34 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-5
 EVERETT & MARY SMITH
 36 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-6, 7
 GERALD GILLISPIE &
 JOAN LIVINGSTON
 38 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-9
 FRANKLIN ALBIGHT &
 CARMEN DAUMAN
 42 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-11
 GEORGE & SHIELA MANNING
 46 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-12
 JERRY STUIT
 48 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-13
 DENNIS & JOAN MAHER
 54 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-14
 KRISTINA & MICHAEL PAZ
 60 MERILINE AVE.
 NEW WINDSOR, NY 12553

13-13-15, 16
 WILLIAM &
 JODI MCDONOUGH
 41 MYRTLE AVE.
 NEW WINDSOR, NY 12553

13-13-18.1
 MICHAEL MALLORY &
 JINKIE J. HAGGETT BAUTISTA
 39 MYRTLE AVE.
 NEW WINDSOR, NY 12553

13-13-20
 MIGUEL & MARIA CRUZ
 31 MYRTLE AVE.
 NEW WINDSOR, NY 12553

13-13-21
 ADAN & MICHELLE GOMEZ
 27 MYRTLE AVE.
 NEW WINDSOR, NY 12553



13-2-1.21
MICHAEL &
ELENA MARIE COLANDREA
97 FERDLIS RD.
WALDEN, NY 12586

13-3-1, 10, 11
GARY & DARLA DREYER
18 VERONICA AVE.
NEW WINDSOR, NY 12553

13-14-12,13, 14,15, 16, 17
VINCENT YONNONE
63 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-2-2.2, 3.1, 13-2-22.2,
CARMEN MONACO
110 PROSPECT HILL RD.
WALKKILL, NY 12589

13-3-2
LUIS RODRIGUEZ
252 WALSH AVE.
NEW WINDSOR, NY 12553

13-6-2
ELIZABETH RAHM
15 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-2-4, 6
WILLIAM & IRIS BESSETTE
234 WALSH AVE. #6
NEW WINDSOR, NY 12553

13-3-3
ROBERT ZAMENICK
254 WALSH AVE.
NEW WINDSOR, NY 12553

13-6-3
EILEEN SHARROW
19 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-2-7
MIJOKA PROPERTIES, INC
PO BOX 417
WASHINGTONVILLE, NY 10992

13-3-5, 6.2
ELIZABETH & MICHAEL PETTINE III
10 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-6-4
CHESTER & EVELYN GRZIBOWSKI
12 MELROSE AVE.
NEW WINDSOR, NY 12553

13-2-9
MICHAEL PONESSE
242 WALSH AVE.
NEW WINDSOR, NY 12553

13-3-6.1, 7
JAMES & GERALDINE LEE
12 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-2-10.1
PETRILLO PROPERTIES INC.
246 WALSH AVE.
NEW WINDSOR, NY 12553

13-3-8
MARIA & CARMELO MALDONADO
22 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-2-13, 14
ANNA CRUDELE
12 MERILINE AVE.
NEW WINDSOR, NY 12553

13-3-9
ANTHONY MESSINA
15 MERILINE AVE.
NEW WINDSOR, NY 12553

13-2-15
LESLIE GREEN KING
38 CLANCY AVE.
NEW WINDSOR, NY 12553

13-14-6.1
GASPER &
ELIZABETH CANGELOSE
20 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-2-16
CARMEN DANARIO
13 OAK RIDGE
NEW WINDSOR, NY 12553

13-14-9
CARL &
GWENDOLYNE CARLSON
26 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-2-17.2, 18
EDWARD & ELLEN JACOPINA
13 OAK RIDGE DR.
NEW WINDSOR, NY 12553

13-14-11, 18
EDWARD MAKAREWIEZ
19 CHERRY AVE.
NEW WINDSOR, NY 12553

Orange County Department of Planning
Application for Mandatory County Review of Local Planning Action
(Variances, Zone Changes, Special Permits, Subdivisions)

To be completed by Local Board having jurisdiction.
To be signed by Local Official.

MUNICIPALITY: TOWN OF NEW WINDSOR

TAX MAP ID: 13-13-24
(Section-Block-Lot)

Local File #: 07-14

Project Name: LOMBARDI & VINCENZO (for Crudele Living Trust)

Applicant: FRANK LOMBARDI

Send Copy of Letter to Applicant: (check one)

Address: 361 OAK DRIVE - NEW WINDSOR, NY

Yes No

Attorney, Engineer, Architect: N/A

Location of Site: 11 MYRTLE AVENUE - NEW WINDSOR, NY
(Street, highway, nearest intersection)

Size of Parcel: 62.6 x 100 Existing Lots: _____ Proposed Lots/Units: _____

Present Zoning District: R-4

TYPE OF REVIEW:

- Site Plan (SP): _____
- Special Use Permit* (SUP) _____
- Variance* USE (UV): _____

AREA (AV): XXX

Zoning District Change* From: _____ To: _____

Zoning Amendment To Section: _____

Subdivision: Major _____ Minor _____

Sketch Preliminary Final (Please indicate stage)

Other Comments: _____

Date: 04-23-07

Myra Mason, Secy. to ZBA
Signature

* Cite Section of Zoning Regulations where pertinent.

FOR COUNTY USE ONLY

County ID# _____

GML 239 Referral Guide – 02/27/2007



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



APPLICATION FOR VARIANCE

3-30-07
Date

Application Type: Use Variance Area Variance
Sign Variance Interpretation

I. **Owner Information:** Phone Number: (845) 629-1301
Crudele Living trust Fax Number: ()
(Name)
37 Clancy Ave New Windsor
(Address)

II. **Applicant:** Phone Number: (845) 629-1301
Frank Lombardi Fax Number: (845) 496-9707
(Name)
361 Oak Drive New Windsor NY 12553
(Address)

III. **Forwarding Address, if any, for return of escrow:** Phone Number: ()
Fax Number: ()
(Name)
(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number ()
Fax Number: ()
(Name)
(Address)

V. **Property Information:**
Zone: R-4 Property Address in Question: 11 Myrtle Ave
Lot Size: 62.6 x 100 Tax Map Number: Section: 13 Block: 13 Lot: 24
a. What other zones lie within 500 feet? _____
b. Is pending sale or lease subject to ZBA approval of this Application? NO
c. When was property purchased by present owner? Willed
d. Has property been subdivided previously? NO If so, When: _____
e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO
f. Is there any outside storage at the property now or is any proposed? 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 Disapproval 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	43,560	5633	37,927
Min. Lot Width	125	55	70
Reqd. Front Yd.	45	23	22
Reqd. Side Yd.	20	13	7
Reqd. Rear Yd.	50	40	10
Reqd. St Front*	70	62	8
Max. Bldg. Hgt.	36	23	
Min. Floor Area*			
Dev. Coverage*	OK		
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:

This Existing lot is now conforming
own by family for many years and now they
would like to build a house. The new
houses would conform to the existing houses
in the area and be of similar style & size
there would be no negative impacts on the health
safety or welfare of the neighborhood.
there would be an increase in the tax base to
the town & school district.

PLEASE NOTE:

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

COMPLETE THIS PAGE

XII. 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 variance(s) is/are 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:

30 day of March 2007

LEONARD CURCIO
 NOTARY PUBLIC, State of New York
 Reg. No. 5045490
 Appointed in Orange County
 Commission Expires June 2007

Signature and Stamp of Notary
Leonard Curcio

Michael T Curdele
Owner's Signature (Notarized)

Michael Curdele/Curdele Living Trust
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

Coodele Living trust, deposes and says that he resides
(OWNER)

at 37 Clancy Ave 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. 13 Block 13 Lot 24)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

Frank Lombardi 361 Oak Dr. New Windsor NY 12553
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 3-30-07

** Michael T Coodele
Owner's Signature (MUST BE NOTARIZED)

Sworn to before me this:
30 day of March 2007

Frank Lombardi
Applicant's Signature (If different than owner)

LEONARD CURCIO
NOTARY PUBLIC, State of New York
Reg. No. 5045490
Appointed in Orange County
Commission Expires June 20 07

Leonard Curcio
Signature and Stamp of Notary

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.**

4/23



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 (PRELIMINARY) 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.

**

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	

07-14

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). BRING ENOUGH ENVELOPES PREPARED WITH **YOUR** RETURN ADDRESS AND A REGULAR \$.39 STAMP WITH YOU....**YOUR PUBLIC HEARING DATE WILL BE SET AT THIS TIME.**
3. WHEN YOU COME IN TO PICK UP YOUR LIST, **ALLOW YOURSELF ENOUGH TIME TO FINISH PREPARING THE MAILINGS HERE AT THE TOWN HALL.** YOU WILL BE GIVEN ENOUGH **"NOTICES OF PUBLIC HEARING"** TO PUT ONE IN EACH ENVELOPE AND SEAL IT. (It may be easier for you if you bring self-sealing envelopes.)
4. **BRING THE COMPLETED ENVELOPES TO THE ZONING BOARD SECRETARY FOR MAILING. BY DOING IT THIS WAY, WE AVOID HAVING TO SEND EACH ENVELOPE "CERTIFIED MAIL" WHICH IS VERY COSTLY.**

NOTE:

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

PROJECT I.D. NUMBER

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>Frank Lombardi</i>	2. PROJECT NAME <i>11 Myrtle Ave</i>
3. PROJECT LOCATION: Municipality <i>New Windsor</i> County <i>Orange</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>11 Myrtle Ave cross Clancy Ave</i> <i>13-13-24</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Build 1 family house</i>	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>Frank Lombardi</i>	Date: <i>3-30-07</i>
Signature: <i>Frank Lombardi</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 817.12? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 817.8? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
 NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.
 NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.
 NO

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.
 NO

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

 Name of Lead Agency

 Print or Type Name of Responsible Officer in Lead Agency

 Title of Responsible Officer

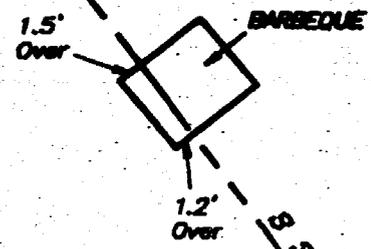
 Signature of Responsible Officer in Lead Agency

 Signature of Preparer (if different from responsible officer)

 Date

MYRTLE A

Sewer
Manhole



LANDS NOW OR FORMERLY
CRUDELE LIVING TRUST
SECTION 13, BLOCK 13, LOT 1
LIBER 5275 PAGE 40

PROPOSED
2 STORY
HOUSE

LANDS NOW OR FORMERLY
KACZMAREK & HILL
SECTION 13, BLOCK 13, LOT 23
LIBER 11459 PAGE 186

40" Maple
Tree

LANDS NOW
SECTION 13, I
LIBER 24

