

ZB# 85-27

George & Frances Wontz

62-3-2 & 3

#85-27

Wontz, George & Frances

Prelim.

6/10/85

7:30 p.m.

Public Hearing:

7/8/85

Notice to Sentinel

6/19/85. ← on

Decision:

Denied

Carla Wontz

7/8/85.

General Receipt

6674

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

June 27 1988

Received of

George Warty

\$ 25⁰⁰/₁₀₀

Twenty Five and 00/100 DOLLARS

For

Variance Application Fee - 85-27

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 25.00		
# 2088		

By Pauline G. Townsend
Town Clerk^{es}

Title

PAT.

LEGAL NOTICES
PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
PLEASE TAKE NOTICE that the Zoning Board of Appeals of the **TOWN OF NEW WINDSOR**, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:
 Appeal No. 27
 Request of **GEORGE WONTZ** and **FRANCES WONTZ** for a **VARIANCE** of the regulations of the Zoning Ordinance to permit construction of one-family dwelling, with insufficient lot area and sideyard, being a **VARIANCE** of Section 48-12 Table of Bulk Regs. Cols. 4 & 7 for property situated as follows: Walnut Avenue (Beaver Dam Lake), New Windsor, New York known and designated as tax lot Section 62, Block 3, Lots and 3.
SAID HEARING will take place on the 8th day of July, 1985, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock p.m.
DANIEL P. KONKOL
 Chairman
 By **Patricia Delio**,
 Secretary

State of New York
County of Orange, ss:

Everett W. Smith being duly sworn disposes and says that he is Publisher 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, and that the notice of which the annexed is a true copy was published once in said newspaper, commencing on the 27th day of June A.D., 1985 and ending on the 27th day of June A.D. 1985

Subscribed and shown to before me this 29th day of Jan, 1986.

Patricia Delio
 Notary Public of the State of New York
 County of Orange.

My commission expires 3/30/87.

PATRICIA DELIO
 NOTARY PUBLIC, State of New York
 No. 5970775
 Qualified in Orange County
 Commission Expires March 30, 1987.

NEW WINDSOR ZONING BOARD OF APPEALS

-----x
In the Matter of the Application of
GEORGE WONTZ & FRANCES WONTZ

DECISION DENYING
AREA VARIANCE

#85-27.
-----x

WHEREAS, GEORGE AND FRANCES WONTZ OF 176 East Main Street, Washingtonville, New York, have made application before the Zoning Board of Appeals for area variances for the purpose of:

Construction of frame dwelling on Walnut Avenue, Beaver Dam Lake, New Windsor, N.Y. (R-4 zone).

WHEREAS, a public hearing was held on the 8th day of July, 1985 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant, FRANCES WONTZ, appeared in behalf of herself;

WHEREAS, the application was opposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicants sought permission to locate a larger residence on the property in question than the boundaries of the property would permit.

3. The evidence presented by the applicants failed to substantiate the fact that practical difficulty would be encountered if the applicants were denied the area variance.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will not encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will result in substantial detriment to adjoining properties and change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor DENY: (1) 7,500 sq. ft. lot area and (2) 6 ft. sideyard variances in accordance with plans submitted and dated 9/30/83.

BE IT FURTHER,

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

Dated: August 12, 1985.



Chairman

cc: George & Frances Wontz

Prelim.
6/10/85 -
7:30 p.m.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

85-271

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. Date May 20, 1985

To George & Frances Montg
176 E Main St.
Washingtonville
496-3172

PLEASE TAKE NOTICE that your application dated May 20, 1985
for permit to Construct a 29' x 40' frame dwelling
at the premises located at Walnut Ave

is returned herewith and disapproved on the following grounds:

R-4 zone proposed house
encroaches on required side yard
Project will require a 3 foot variance
on each side yard in order to proceed.

Paul W. Quon
Building Inspector

Needed:
6 ft. side yard variance
Lot Area Variance
#7500

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-27

Date: 6/19/85

I. ✓ Applicant Information:

- (a) GEORGE V. & FRANCES WONTZ X
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) TAD J. SEAMAN 542 Union Ave NEW WINDSOR
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

(AT closing)

II. ✓ Application type:

- Use Variance Sign Variance
- Area Variance Special Permit

III. ✓ Property Information:

- (a) R-4 WINDMILL AVE 62-3-213 50,125'
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 10-20-83
- (e) Has property been subdivided previously? YES When? _____
- (f) Has property been subject of variance or special permit previously? NO When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO

IV. Use Variance:

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

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

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of BULK Regs., Col. 4 and 7.

Requirements	Proposed or Available	Variance Request
Min. Lot Area	<u>62500 FT</u>	<u>875.0 FT</u>
Min. Lot Width	<u>50 FT</u>	<u>NON CONFORMING - NO REQUEST</u>
Reqd. Front Yd.	<u>125 FT</u>	<u>NON CONFORMING - NO REQUEST</u>
Reqd. Side Yd. <u>1</u>	<u>12/12</u>	<u>15/15 - 6 FT</u>
Reqd. Rear Yd.	<u>45</u>	<u>NO REQUEST</u>
Reqd. Street Frontage*	<u>60 FEET</u>	<u>NON CONFORMING - NO REQUEST</u>
Max. Bldg. Hgt.	<u>1 1/2</u>	<u>NO REQUEST</u>
Min. Floor Area*	<u>1090</u>	<u>NO REQUEST</u>
Dev. Coverage* %	<u>16 %</u>	<u>NO REQUEST</u>
Floor Area Ratio**	<u>N.A.</u>	<u>N.A.</u>

* Residential Districts only
 ** Non-residential districts only

(b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Building Permits would be issued according to DOT/KENNEDY B.I. AT TIME OF CLOSING. (SEE ATTACHED). Applicants purchased property in 1993 with idea in mind to construct one-family residential dwelling. At that time they were advised that this property in question was a non-conforming lot that no variances would be required. No additional land is available for applicants to purchase.

VI. Sign Variance:

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

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.

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

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

VII. Special Permit:

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

(b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

EXISTING CONDITIONS; THE FOLLOWING ARE HOMES NEAR AND ADJACENT TO THE SUBJECT

PROPERTY ON WALNUT AVE (SECTION 62, BLOCK 3, LOTS 2&3).									
SBL	LENGTH OF HOUSE	FRONTAGE	TOTAL SIDE YARD	SBL	LENGTH OF HOUSE	FRONTAGE	TOTAL SIDE YARD	TOTAL SIDE YARD	TOTAL SIDE YARD
62-3-1	54	150	26	62-2-10	42	75	33	33	33
62-3-5	42	75	33	62-2-11	42	75	33	33	33
62-2-3	24	100	76	SUBJECT	40	50	24	24	24
62-2-7	42	50	8	PROPOSED	40	50	24	24	24
62-2-8	30	50	20						

IX. Attachments required:

- Copy of letter of referral from Bldg./Zoning Inspector.
- Copy of tax map showing adjacent properties.
- Copy of contract of sale, lease or franchise agreement.
- Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- Copy(ies) of sign(s) with dimensions.
- Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 6/20/85

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 knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Frances J. Stutz
(Applicant)

Sworn to before me this

19th day of June, 1985..

Patricia Delio

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

July 9, 1985

1763

Mr. and Mrs. George Wontz
176 E. Main Street
Washingtonville, N.Y. 10992

RE: APPLICATION FOR VARIANCES - #85-27

Dear Mr. and Mrs. Wontz:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to DENY your request for area variances at the July 8, 1985 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Best regards.

Very truly yours,

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board

7/8/85 Public Hearing: Wontz, Frances

Name:

Address:

oppose Trudy Goele Box 36 WALNUT AVE, New Windsor

oppose Maisha Evans Box 360 Walnut Ave

oppose John Thompson Rd #4860 Walnut Ave NW 91.4

George Osborne Rd. 4 - Short Rd. New Windsor

Edith Kolodzie RD 4 Short Rd New Windsor

oppose Stacey Lazarus Rd 4 MAPLE AVE, New Windsor

oppose Mrs Edward Janetsch 469 OAK DR - N.W.

oppose Pat Agueli Box 364 WALNUT AVE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

50

June 19, 1985

George V. & Frances Wontz
176 E. Main St.
Washingtonville, NY 10992

Re: 62-3-2,62-3-3

Dear Mr. and Mrs. Wontz:

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

The charge for this service is \$65.00. Please remit the same to the Town Clerk, Town of New Windsor.

Very truly yours,

CHRISTIAN E. JAHRLING IAO
SOLE ASSESSOR
Town of New Windsor

Moore Helen Clark
RD#4 Box 349 Shore Dr ✓
New Windsor NY 12550

Mans Lourens & Angeline ✓
RD#4 Box 351 Shore Dr
New Windsor NY 12550

Allen Frank H
109 Windsor Pl ✓
Brooklyn NY 11201

Rosenbauer Carl G ✓
& Laura
RD#4 Box 361 Walnut Ave
New Windsor NY 12550

Galasso Anthony ✓
& Vincie
RD#4 Box 358B Walnut Ave
New Windsor NY 12550

✓ Kamas Joseph
& Elizabeth
RD#4 Box 356 Walnut Ave ✓
New Windsor NY 12550

Birnkrant Harold ✓
565 Foxhurst Rd
Baldwin NY 11510

Ventiera George Jr ✓
& Lorraine
RD#4 Box 350B Shore Dr
New Windsor NY 12550

Agueli Nat ✓
RD#4 Box 364 Walnut Ave
New Windsor NY 12550

Thompson John C ✓
RD#4 Walnut Ave
New Windsor NY 12550

McAdon Douglas D ✓
& Grace M
RD#4 Box 460 Oak Dr
New Windsor NY 12550

Flavola Anthony
& Mary
RD#4 Oak Dr
New Windsor NY 12550

Mans Donna M ✓
RD#4 Box 351 Shore Dr ✓
New Windsor NY 12550

✓ Canary Thomas R
& Cherry E ✓
11345 SW 107 Court ✓
So Miami Fl 33176

Gooler Anthony A ✓
RD#4 Box 362 Walnut St ✓
New Windsor NY 12550

Miller William ✓
& Fannie ✓
RD#4 Walnut Ave
New Windsor NY 12550

Mahoney John J ✓
& Nancy ✓
RD#4 Walnut Ave
New Windsor NY 12550

Staples Frederick S
& Lorraine
RD#4 Walnut Ave
New Windsor NY 12550

Wolicki Richard E
& Tsuyako M
#2 Leaf Ct
Suffern NY 10901

Greenwald Joel
PO Box 287
Harriman NY 10926

Walsh William P Jr
& Mary Ann
545 Glenwood Ave
Satellite Beach FL 32937

Somma Salvatore
& Barbara L
RD#4 Box 463 Oak Dr
New Windsor NY 12550

Salony John
& Ann
RD#4 Box 466 Oak Dr
New Windsor NY 12550

Vella Charles G
& Fredericka
1036 Roberta St
Venice FL 33595 ✓

Rinaldi Andrew
& Mary ✓
244 Oakwood Ave
Staten Island NY 10301

Lazarus Sherrill Murray
& Stacey ✓
RD#4 Box 485 Maple Ave
New Windsor NY 12550

Cabral Kenneth A
& Kammy Lou Griffen ✓
RD#2 Box 126
Tuxedo NY 10987

Ramel Patricia ✓
RD#4 Box 480 Maple Ave
New Windsor NY 12550

Gasparini Peter ✓
& Carmel
Walnut Ave
New Windsor NY 12550

Proietta Mildred ✓
RD#4 Box 461 Oak Dr
New Windsor NY 12550

Seaman Walter R ✓
& Walter K
Salisbury Mills NY 12577

Schimenti Michael Charles ✓
& Lorraine S
38 Irving Pl
Lynbrook NY 11563

Morasse Richard ✓
& Ursula
RD#4 Box 372 Lakeside Dr
New Windsor NY 12550

Kosik Alexander
& Mary
RD#4 Oak Dr
New Windsor NY 12550 ✓

Beaver Dam Lake Water
Corporation
c/o Helen O'Leary
RD#4 Shore Dr ✓
New Windsor NY 12550

DeMatteo Salvatore
& Lucy ✓
RD#4 Maple Ave
New Windsor NY 12550

Diehl John E ✓
& Aileen M
RD#4 Box 488 Maple Ave
New Windsor NY 12550

Potoma Stephen ✓
& Charlene
RD#4 Box 480 Maple Ave
New Windsor NY 12550

Bell Robert K ✓
& Joanne Murphy
Rt 1 Box 233G
Hopewell Junction NY
12533

Williams Douglas ✓
RD#4 Box 462 Oak Dr
New Windsor NY 12550

Cirigliano Theresa ✓
7 Fisk Rd
Holtsville NY 11742

Janatsch Edward W ✓
& Margaret J
RD#4 Box 469 Oak Dr
New Windsor NY 12550

Lally Margaret Mary
c/o M A Costa Esq. ✓
386 Chestnut Ct
Yorktown Heights NY 10598

Robare Raymond
& Margaret ✓
Box 368 Shore Dr
New Windsor NY 12550

Pizzo Anthony
& Louise ✓
63 Knox Village
New Windsor NY 12550

Bigg John
Box 184 ✓
Vails Gate NY 12584

Demers Alfred J
& Beatrice V ✓
1970 Bronxdale Ave
Bronx NY 10462

Kiernan Harold A ✓
Short Rd
New Windsor NY 12550

Kolodie Edith ✓
6-4 Fairview Dr
Danbury Conn 06810

Edinoff Sidney ✓
& Catherine A ✓
2650 E 13th St
Brooklyn NY 11235



June 1, 1983

Mr. Pat Kennedy
Building Inspector
Town of New Windsor
Union Avenue
New Windsor, NY 12550

Re: Rodino to Wontz
Walnut Avenue
Beaver Dam

Dear Mr. Kennedy:

As per your request, I have measured the homes near and adjacent to the Rodino property on Walnut Avenue (Section 62, Block 3, Lots 2 & 3).

Please refer to the attached tax map in reviewing my findings:

<u>SBL</u>	<u>Length of House</u>	<u>Frontage</u>	<u>Total Side Yard</u>
62-3-1	54	150	96
62-3-5	42	75	33
62-2-3	24	100	76
62-2-7	42	50	8
62-2-8	30	50	20
62-2-10	42	75	33
62-2-11	42	75	33
Subject Proposed	30	50	20

I hope these findings, as they relate to Ordinance 28-14/C-3, will be sufficient for you to issue a building permit to the prospective purchasers, and that there will be no need for any further variance procedures.

Please advise.

Very truly yours,

Roseann Farrow
Sales Manager

RF/cat
Encl.
cc: Aldorf Realty ✓

■ CORPORATE HEADQUARTERS
838 Broadway
Newburgh, New York 12550
Telephone (914) 562-4800

■ DUTCHESS COUNTY OFFICE
80 Main Street
Fishkill, New York 12524
Telephone (914) 896-5800

■ SOUTHERN ORANGE COUNTY
Route 17M, P.O. Box 435
Harriman, NY 10926
Telephone (914) 782-4800





1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

*Received &
filed -
7/8/85.*

July 8, 1983

Seaman, McGuirk & Zeccola, P. C.
542 Union Avenue
New Windsor, N. Y. 12550

Attn: Tad J. Seaman

Re: Land of Rodino to Wontz
Walnut Avenue, Beaver Dam
Section 62, Block 3, Lots 2 & 3

Dear Tad:

I see no problem with giving a building permit to the above referenced property.

According to a letter I received from Roseann Farow of Kahn Realty, a thirty (30) foot long house is proposed for the fifty (50) foot wide lot, leaving twenty (20) feet of total side yard. I would want them to center the house on the lot giving it ten (10) foot each side.

A plot plan followed by an in place foundation location would be required for this building permit.

If you have any questions, please contact me at your earliest convenience.

Very truly yours,

Patrick T. Kennedy
Bldg./Zoning Inspector

PTK/mfb

RECEIVED
JUL 12 1983

SEAMAN, MCGUIRK & ZECCOLA

Name of Owner of Premises GEORGE J FRANCIS WONTZ
 Address RI 94 Washingtonville, NY Phone 496-3172
 Name of Architect Lou CASINO
 Address ALDER DR. BEAVER DAM Phone
 Name of Contractor G. J. FRANCIS WONTZ
 Address SOME Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder.
 If applicant is a corporation, signature of duly authorized officer.

[Signature] Lo. G. J. WONTZ
 (Name and title of corporate officer)

1. On what street is property located? On the SEE ATTACHED side of SEE ATTACHED (N. S. E. or W.)
 and SEE ATTACHED feet from the intersection of SEE ATTACHED
2. Zone or use district in which premises are situated
3. Tax Map description of property: Section 62 Block 3 Lot 2 + 3
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
 - a. Existing use and occupancy
 - b. Intended use and occupancy
5. Nature of work (check which applicable): New Building Addition Alteration Repair Removal
 Demolition Other
6. Size of lot: Front NO. Rear NO. Depth NO. Front Yard NO. Rear Yard NO. Side Yard NO.
 Is this a corner lot? NO.
7. Dimensions of entire new construction: Front NO. Rear NO. Depth NO. Height NO. Number of stories NO.
8. If dwelling, number of dwelling units 1 Number of dwelling units on each floor 1
 Number of bedrooms 3 Baths 2 Toilets 2
 Heating Plant: Gas Oil Electric /Hot Air Hot Water
 If Garage, number of cars NO.
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use
10. Estimated cost \$30,000.00 Fee NO.
 (to be paid on filing this application)

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

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

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

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

1-When excavating is complete and footing forms are in place (before...)

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

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

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

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

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date.....19.....

INSTRUCTIONS

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

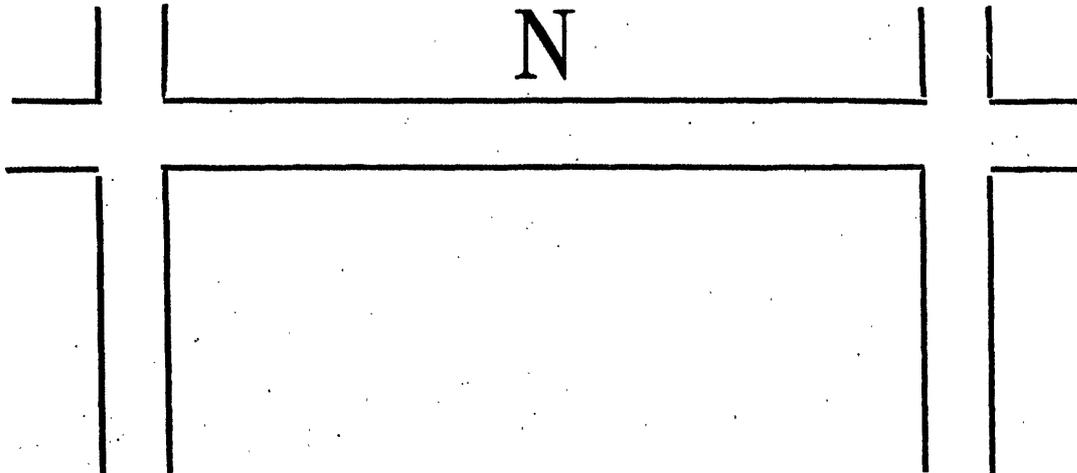
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein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

.....
(Signature of Applicant)

.....
(Address of Applicant)

PLOT PLAN

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



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

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

Date.....19.....

INSTRUCTIONS

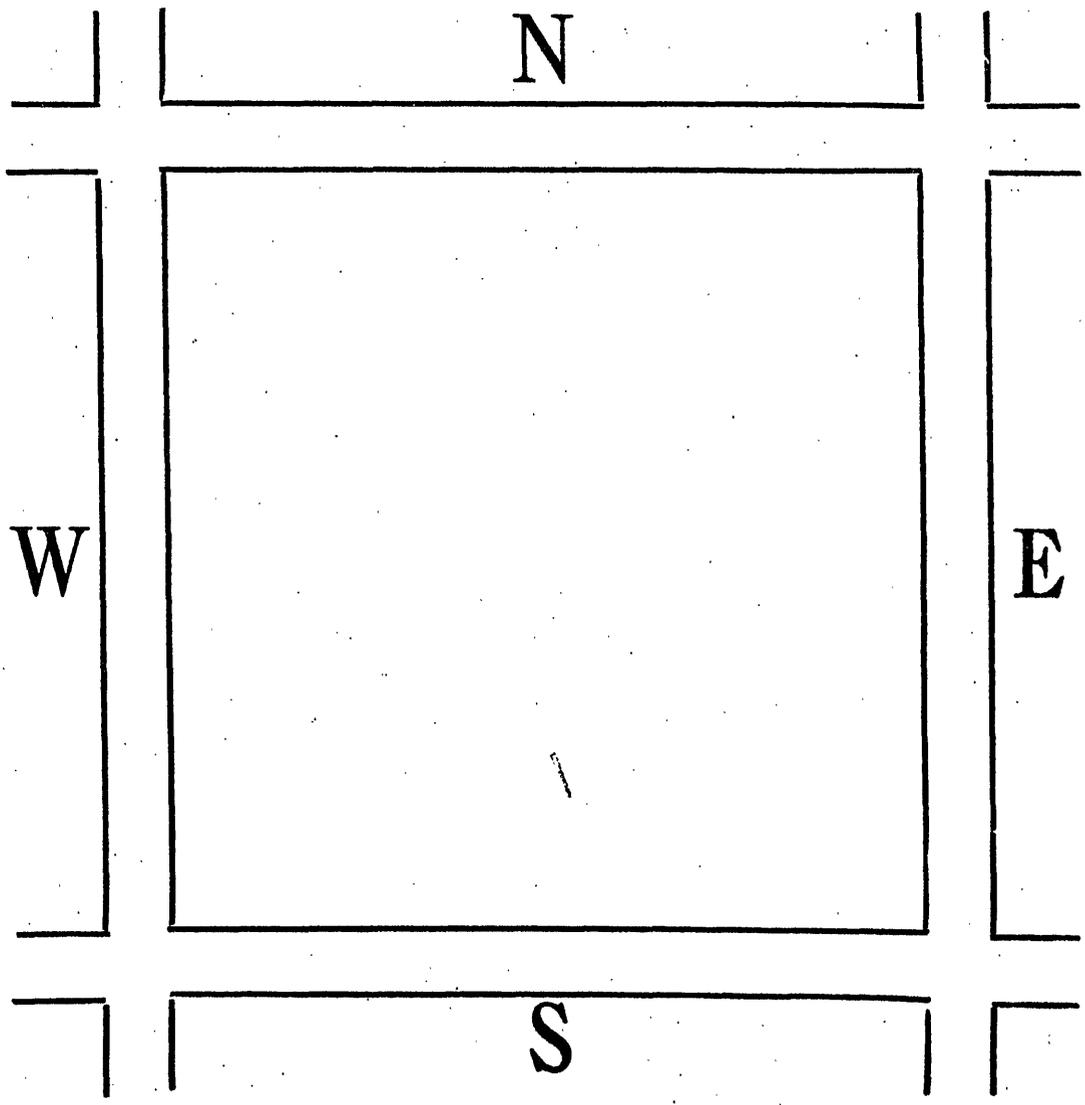
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.....
 (Signature of Applicant) (Address of Applicant)

PLOT PLAN

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



INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARINGS BEFORE THE ZBA - July 8, 1985

DATE: June 28, 1985

Please be advised that the following public hearing will be heard before the Zoning Board of Appeals on the above date:

GEORGE AND FRANCES WONTZ - Request for sideyard and lot area variances

I have attached hereto copy of the pertinent application together with public hearing notice which was published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

Attachments

#85-27 - Application of GEORGE & FRANCES WONTZ - Area Variances

Notice of Disapproval of Building Permit Application dated
May 20, 1985.

Preliminary Meeting held on 6/10/85.

Mrs. Frances Wontz of 176 E. Main Street appeared before the
ZBA.

Mrs. Wontz was under the impression that her lot, located at
Walnut Avenue in Beaver Dam Lake, was a non-conforming lot. She
believed that no variances were required.

Andrew S. Krieger, Esq., attorney for ZBA, reviewed the notice
of denial and stated that the following variances would be
required: (1) 6 ft. sideyard; and (2) 7,500 sq. ft. lot area
variances.

After some research, Andrew S. Krieger telephoned the Secretary
to state that the following documentation would be required at
the WONTZ public hearing:

- (1) Was the lot created prior to 11/11/65?
- (2) Names of present owners of adjacent lots;
- (3) Owners of adjacent lots at time of purchase.
- (4) What efforts, if any, Mrs. Wontz has made to try and
acquire additional property.
- (5) Names of adjoining lot owners at the time zoning was
enacted (11/11/65) or at the time property was
subdivided.
- (6) Was this a conforming lot when the 1965 zoning law
was enacted?

The above information would be transmitted to Attorney J. Tad
Seaman and applicant prior to scheduling of public hearing.

cc: JTS ✓

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Mrs. Wontz was under the impression that her lot, located at Walnut Avenue in Beaver Dam Lake, was a non-conforming lot. She believed that no variances were required.

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- (4) What efforts, if any, Mrs. Wontz has made to try and acquire additional property.
- (5) Names of adjoining lot owners at the time zoning was enacted (11/11/65) or at the time property was subdivided.
- (6) Was this a conforming lot when the 1965 zoning law was enacted?

The above information would be transmitted to Attorney J. Tad Seaman and applicant prior to scheduling of public hearing.

CC: JTS.
Applicant.

#85.27.2BA

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

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

Appeal No. 27

Request of GEORGE WONTZ and FRANCES WONTZ
for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit construction of one-family dwelling
with insufficient lot area and sideyard,
being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12-Table of Bulk Regs.-Cols.4 & 7
for property situated as follows:
Walnut Avenue (Beaver Dam Lake), New Windsor,
New York known and designated as tax lot
Section 62, Block 3, Lots and 3.

SAID HEARING will take place on the 8th day of
July, 1985, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

DANIEL P. KONKOL
Chairman

NOW OR FORMERLY WILLIAM P. WALSH, JR. & MARY ANN WALSH
 LIBER 1584 - PAGE 112

RICHARD DEKAY, L.S. 1615
 LAND SURVEYOR
 66 WILLOW AVENUE - P.O. BOX 213
 CORNWALL, N.Y. 12518
 914-534-8157

MISC. NOTES:

TAX MAP REFERENCE:

Lot 5 - See 62 - Block 2 - Parcel 2
 Lot 6 - "62 - " 3 - " - 3

DEED REFERENCE: LIBER 1358 - PAGE 578
 (FEB. 26, 1955)

AREA = 6,250 SQ. FT OR 0.1435 ± ACRES.

NO PHYSICAL BOUNDS ALONG PROPERTY LINES.

CERTIFIED TO:

GEORGE VINCENT WONTZ, FRANCES I. WONTZ,
 AND AMERICAN TITLE INSURANCE CO.
 AS A TRUE AND ACCURATE SURVEY.

N.Y.S. Lic. No. 36168

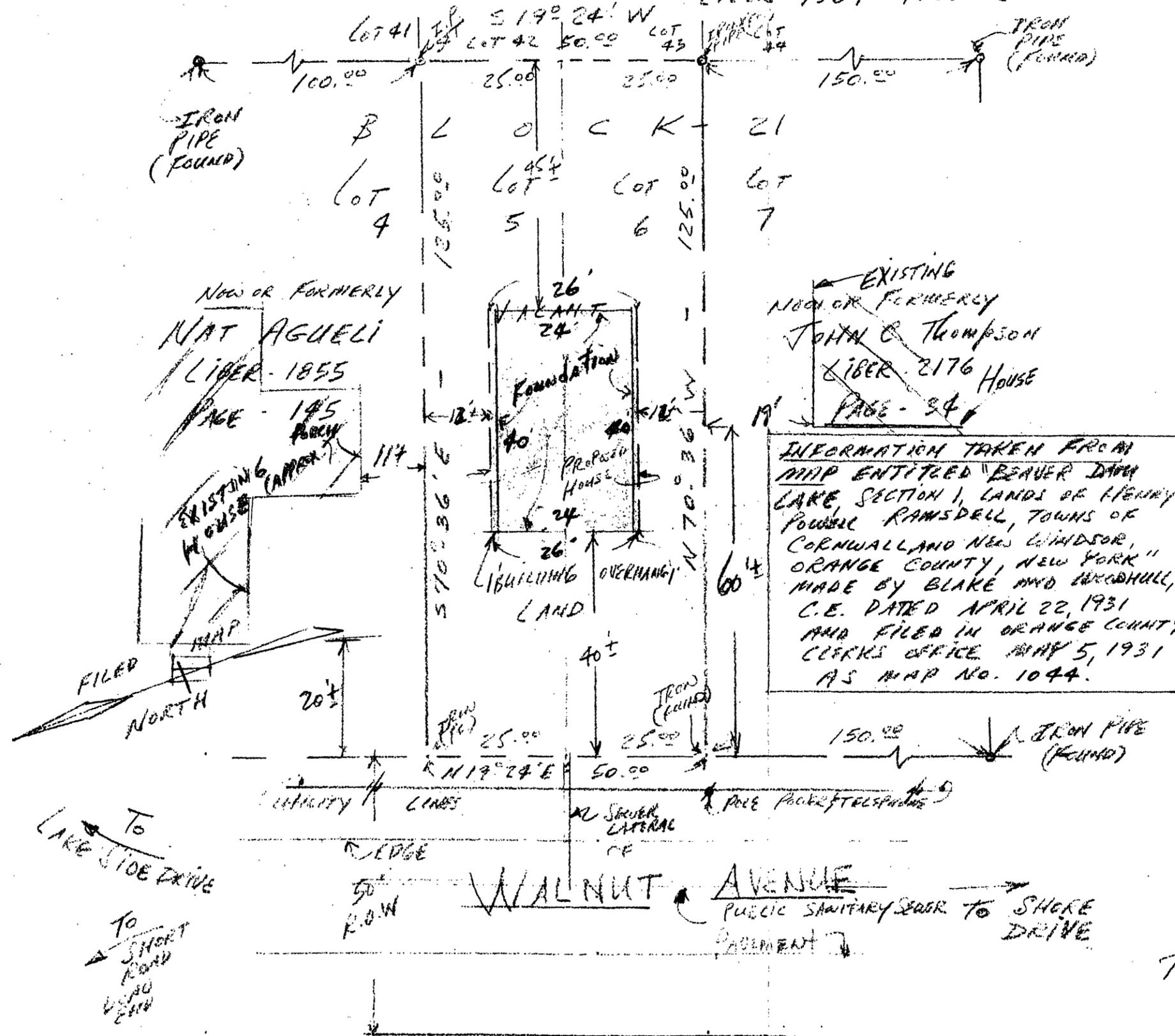
PROPOSED HOUSE LOCATION
 FOR

GEORGE VINCENT WONTZ AND FRANCES I. WONTZ
 TOWN OF NEW WINDSOR - COUNTY OF ORANGE
 STATE OF NEW YORK

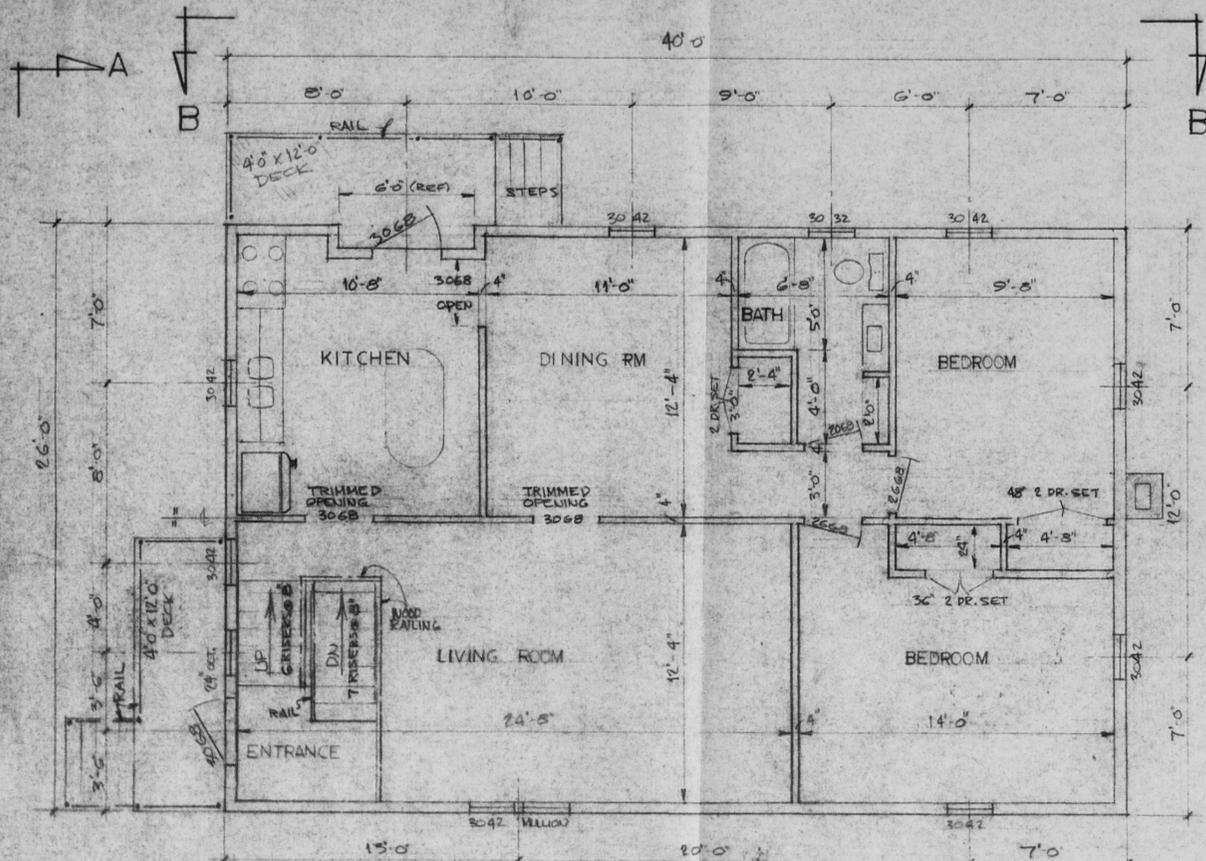
SCALE 1" = 20' - SEPTEMBER 30, 1983

REVISED TO SHOW PROPOSED HOUSE
 LOCATION 5-14-85

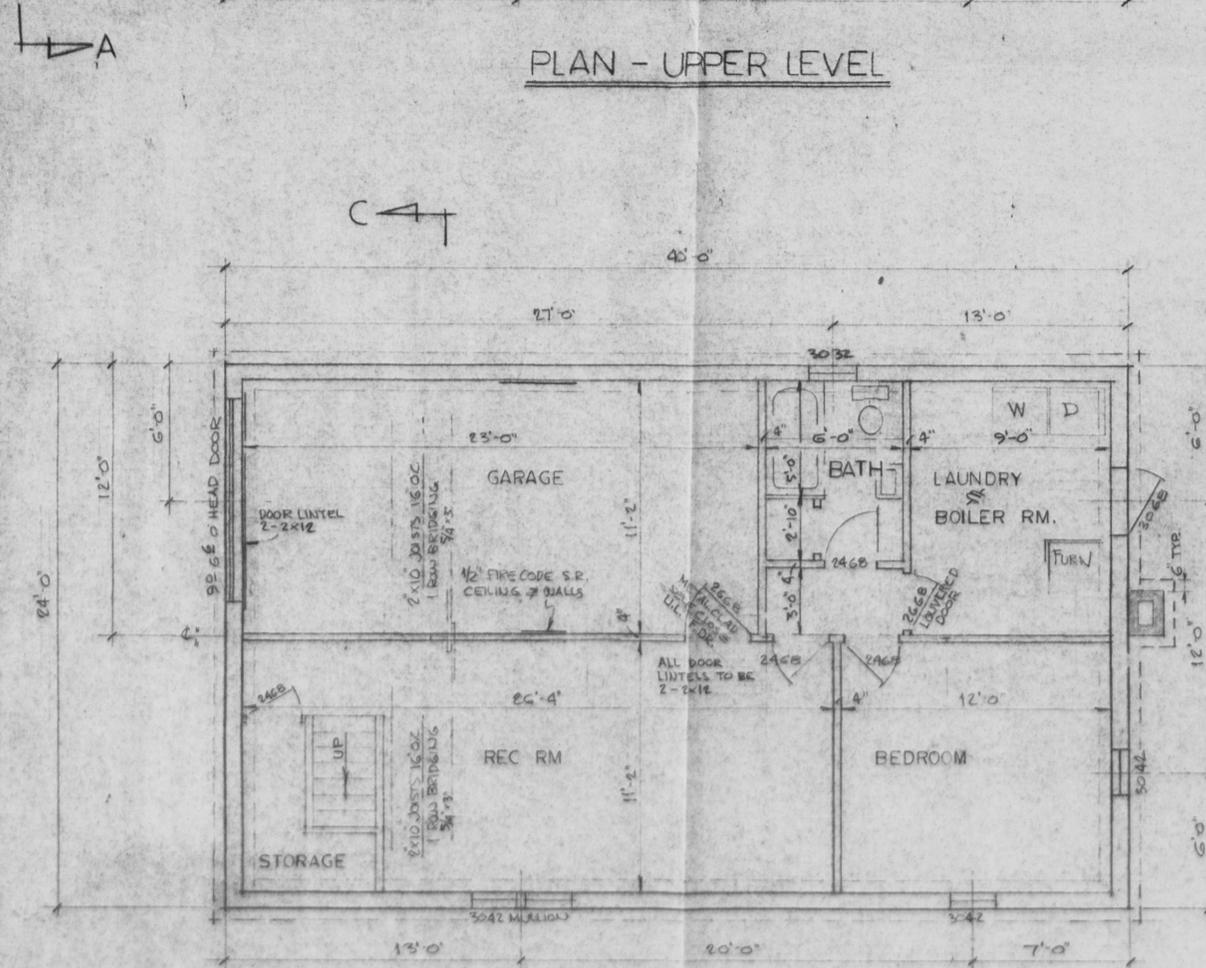
11701



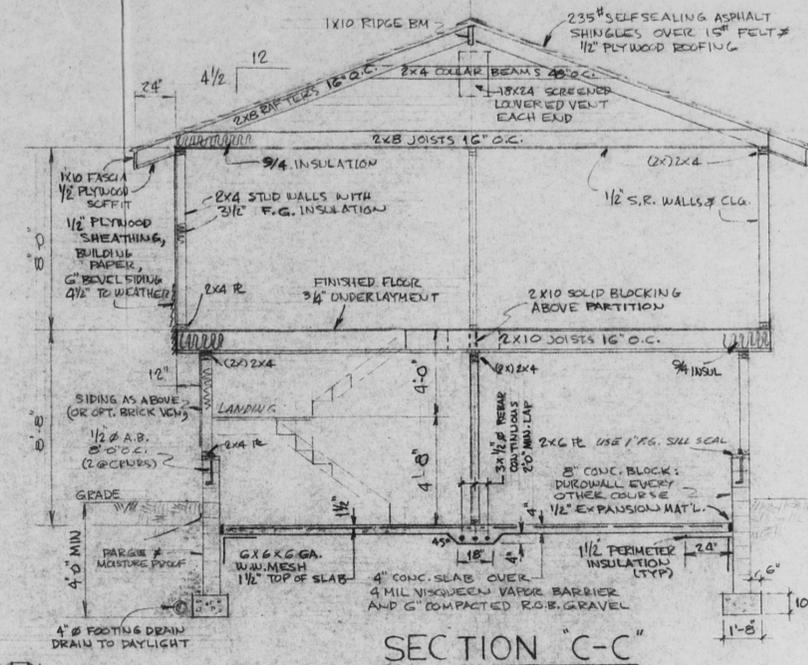
SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS OF RECORD



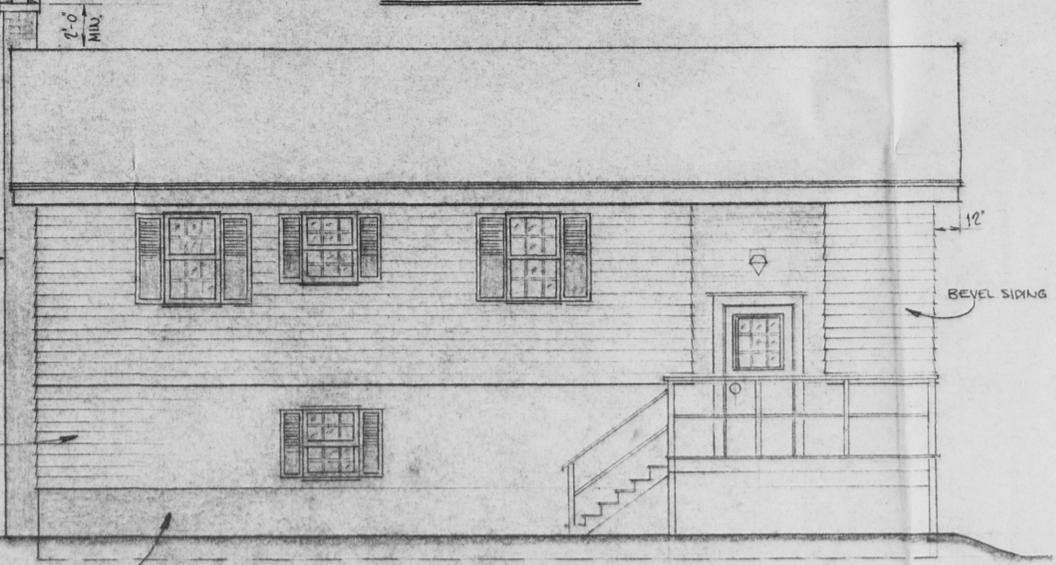
PLAN - UPPER LEVEL



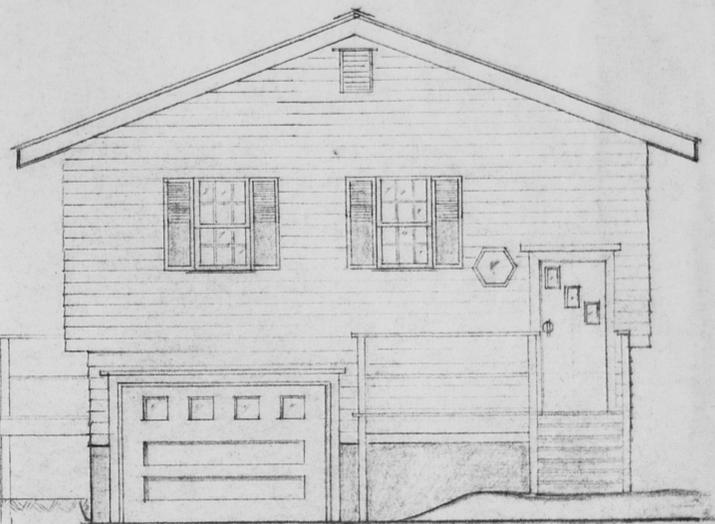
PLAN - LOWER LEVEL



SECTION "C-C"



ELEVATION "B-B"



ELEVATION "A-A"

NOTE!
 ALL CONCRETE SHALL BE MIN. 2500 P.S.I. MIX
 DESIGN LOADING - SNOW: 35 P.S.F. + DEAD LOAD
 FLOOR: 40 P.S.F. + DEAD LOAD
 FLOOR JOISTS SHALL OVERLAP ON GIRDER
 STRUCTURAL LUMBER TO BE 1150 P.S.I. STRESS GRADED
 CONSTRUCTION SHALL CONFORM TO N.Y.S. BUILDING &
 CODES & LOCAL BUILDING CODES INCL. ELECT., PLUMBING, HTG.
 PROVIDE 4'0" FROST PROTECTION
 ENTRANCE STAIRS, DECK, TO BE PRESSURE TREATED LUMBER
 WITH 4 X 4 SUPPORTS ON CONCRETE FOOTINGS

NEW YORK STATE ENERGY CODE COMPLIANCE		
	PROPOSED	CODE
WALLS:		
LOWER LEVEL		
A ₀ = 448 FT ²	U ₀ = .15	U ₀ = .22
U _w = .08 (R-11)	AREA GLAZING = 10%	
A _g = 45 FT ²		
UPPER LEVEL		
A ₀ = 1056 FT ²	U ₀ = .15	U ₀ = .22
U _w = .08 (R-11)	AREA GLAZING = 9.28%	
A _g = 58 FT ²		
ROOF/CEILING:	U _r = .03	U _r = .08
3/4" INSUL. (R-30)		
FLOOR:	U _f = .08	U _f = .08
OVER UNHEATED SPACE		
3/4" INSUL. (R-11)		
SLAB EDGE:	R G-2	MIN. R 5.0
UNHEATED		
1 1/2" TYPE I PERIMETER INSULATION		
DESIGN DEGREE DAYS = 6000 (TABLE 2-1)		
OUTDOOR DESIGN DRY BULB (WINTER) 4° F (TABLE 2-2)		
INDOOR DESIGN BULB (WINTER) 72° F		
HEAT LOSS CALCULATION: Q = UA Δt		
Δt = 72° - 4° = 68° F		
BUILDING HEAT LOSS (PER PLAN)		
WALLS:		
LOWER LEVEL .15 x 448 x 68 = 4,569.6		
UPPER LEVEL .15 x 1056 x 68 = 10,771.2		
ROOF/CEILING: .03 x 954 x 68 = 1,946.2		
FLOOR: .08 x 287 x 68 = 1,561.3		
BTU/HR = 18,848.3		
BUILDING HEAT LOSS (PER CODE)		
WALLS:		
LOWER LEVEL .22 x 448 x 68 = 6,702		
UPPER LEVEL .22 x 1056 x 68 = 15,797.8		
ROOF/CEILING: .03 x 954 x 68 = 1,946.2		
FLOOR: .08 x 287 x 68 = 1,561.3		
DIFF = 7153 BTU/HR	BTU/HR	26,007.3

3 BEDROOM BI-LEVEL
 DWG NO. 1084 SCALE: 1/4" = 1'-0"

Louis J. Casino, P.E.
 N.Y.S. Lic. No. 47764