

ZB# 92-37

Thomas Freeman

15-8-19

Prelin.

92-31 - Treiman, Thomas III
front yd.

~~October 9, 1992~~

October 26, 1992

Motion to Sched. P.H.

App. furnished 10/20/92.

Need copy of ①

- ① Need 4 - here
- ② Title Report 4 here
- ③ Photos
- ④ Frontage ~~_____~~

ft. on Goodman.

Setback. - Amended NOD
Rec'd. 10/27/92 4

- ⑤ Fees - ① \$ 50.00
- ② 250.00

Notice to Sentinel 4/10/27/92

Public Hearing:

Nov. 9, 1992.

- Granted r
- Creabalance

F.D. done 4

MADE IN U.S.A. NO. 753 1/3

ESSELTE

Oxford®

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

12964

Received of Thomas Steeman III Oct. 29 1992
\$ 50.⁰⁰ ~~77~~

Fifty and 00 DOLLARS

For ZBA Application #92-37⁰⁰

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CP# 1256</u>		<u>50.00</u>

By Pauline G. Townsend
es

Town Clerk
Title

For Bill [unclear]

DISTRIBUTION:

FUND	CODE	AMOUNT
CR# 1256		50.00

By Pauline M. Townsend
Town Clerk
Title

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

P. 4897, M3

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Freeman, Thomas

FILE # 92-37

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

APPLICATION FOR VARIANCE FEE \$ 50.00
* * * * *

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 250.00

DISBURSEMENTS -

STENOGRAPHER CHARGES:

PRELIMINARY MEETING - PER PAGE 10/26/92 - 9 pages . \$ 81.00
2ND PRELIM. MEETING - PER PAGE 11/9/92 - 5 pages . \$ 22.50
3RD PRELIM. MEETING - PER PAGE \$ _____
PUBLIC HEARING - PER PAGE \$ _____
TOTAL \$ 58.50

ATTORNEY'S FEES:

PRELIM. MEETING- .2 HRS. \$ _____
~~2ND PRELIM.~~ P.H. .1 HRS. \$ _____
3RD PRELIM. HRS. \$ _____
FORMAL DECISION 1.1 HRS. \$ _____
TOTAL HRS. 1.4 @ \$ 150.- PER HR. \$ _____
TOTAL \$ 210.00

MISC. CHARGES:

_____ \$ _____
TOTAL \$ 268.50

LESS ESCROW DEPOSIT \$ 250.00
(ADDL. CHARGES DUE) \$ 18.50 due
REFUND TO APPLICANT DUE \$ _____

15-8-19

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of
THOMAS FREEMAN

DECISION GRANTING
AREA VARIANCES

#92-37.

-----X

WHEREAS, THOMAS FREEMAN, 79 Melrose Avenue, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 20 ft. front yard variance on Melrose Avenue and a two ft. front yard variance on Goodman Avenue (Applicant has a corner lot with two front yards) for construction of an addition to the above residential dwelling at the above address located in an R-4 zone: and

WHEREAS, a public hearing was held on the 9th day of November, 1992 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, applicant appeared in behalf of himself and spoke in support of the application; and

WHEREAS, there were two spectators present at the public hearing, both of whom spoke in support of the application, namely John Homin, who lives 100-200 ft. away from the applicant's property and who had no objection and Mr. Antonelli who lives across the street from the applicant's property and who felt the addition would do no harm and would enhance the applicant's property as well as Mr. Antonelli's property; and

WHEREAS, the application was unopposed; 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 applicant is seeking permission to vary the provisions of the bulk regulations relating to front yard set back with regard to a corner lot in order to allow construction of an addition to his residential dwelling in an R-4 zone.
3. The evidence presented by the applicant substantiated the fact that a variance for less than the allowable front yards, would be required in order for applicant to be able to construct an addition to his residential dwelling which otherwise would conform to the bulk regulations in the R-4 zone.
4. The evidence presented by the applicant indicated that

at the time he applied for a building permit to construct the addition to his residential dwelling he found out that there is a paper street adjacent to his property which extends about one-third of the length of what the applicant had assumed was his side line. Applicant's property fronts on Goodman Avenue, at its intersection with Melrose Avenue. Applicant previously believed that Melrose Avenue ended at Goodman Avenue since the continuation of Melrose Avenue, beyond Goodman Avenue, appears to be his neighbor's driveway. However, according to the town records, apparently due to the location of the boundary of two larger parcels which existed before the applicant's lot was created with its present dimensions, Melrose Avenue actually continued to a street stub and approximately one-third of applicant's side line fronted on Melrose Avenue. Due to applicant's location on a corner lot, he found that he would have to seek two front yard variances instead of one.

5. The applicant is now applying for two (2) front yard variances to wit, a 20 ft. front yard variance on Melrose Avenue and a 2 ft. front yard variance on Goodman Avenue, in order to construct an addition to his residential dwelling.

6. The evidence presented by the applicant indicated that the stub of Melrose Avenue which borders his property is not maintained by the town and has served as his neighbor's driveway for some 25 years. It does not appear to be a town street.

7. The evidence presented by applicant substantiated the fact that applicant will suffer a financial loss and a functional loss if he is prohibited from constructing the addition in the area where he is projecting same. The addition could be constructed to the rear but this would cost approximately an additional \$2,000. The applicant would lose a bedroom in the house and would have to access the addition through the kitchen if it were constructed to the rear. This would not be a functional arrangement for the applicant.

8. The evidence presented by applicant also substantiated the fact that if the applicant were to place the addition to the rear, rather than to the side, as he now proposes, it would alter the character of the neighborhood. Most of the neighboring houses are ranch or Cape Cod style houses, there are no "L" shaped ranches, which would be the style of the applicant's house if he built the addition to the rear. In addition, the applicant proposes to have a 15 ft. front yard on Melrose Avenue. Although substantially less than the 35 ft. front yard required by the present bulk regulations, the 15 ft. front yard on Melrose would be as deep as, and in some cases deeper, than typical front yards of the existing houses fronting on Melrose Avenue. Consequently, it does not appear that the applicant's proposal would have a negative impact on the physical or environmental conditions in the neighborhood.

9. The applicant's proposed addition would continue the front line of his existing house along Goodman Avenue and, since the house is not parallel to the street line, generates the need for a 2 ft. front yard variance on Goodman Avenue.

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

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

2. There is no other feasible method available to applicant which can produce the benefit sought other than the variance procedure.

3. The requested variance on Goodman Avenue is not substantial in relation to the bulk regulations for front yard. The requested variance on Melrose Avenue is substantial in relation to the bulk regulations for front yard. However, it is the conclusion of this Board that the granting of the requested substantial variance is warranted here because the applicant's frontage on Melrose Avenue is only on a paper street stub and the character of the neighborhood will not be adversely impaired because many of the existing houses on Melrose Avenue have the same or less front yard set back.

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

5. The difficulty the applicant faces in conforming to the bulk regulations is not a self-created one since he chose to pursue the requested area variances after his application for a building permit was denied by the building inspector rather than proceed to construct a conforming addition which would lack utility and be more expensive.

6. It is the finding of this Board that the benefit to the applicant, if the requested area variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant.

7. It is the further finding of this Board that the requested area variances are the minimum variance necessary and adequate to allow the applicant relief from the requirements of the bulk regulations 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 variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 20 ft. front yard variance on Melrose Avenue and a two ft. front yard variance on Goodman Avenue to allow construction of an addition at the above location in an R-4 zone as sought by applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

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

Dated: January 11, 1993.

Lawrence W. Toly
Interim Chairman

(ZBA DISK#8-121892.tf)



①



②



③



④

Date 11/30/92, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553TO Frances Roth 389 Moses Hill Rd DR.New Windsor, NY 12553

DATE

CLAIMED

ALLOWED

11/9/92

Zoning Board

75 00

Misc - 2

Curlough - 6 - *27.00

Sarmisky - 10 - 45.00

Bittles - 4 - 18.00

Slifstein - 13 - 58.50

Aquina - 11 - 49.50

Banura - 8 - *36.00

Freeman - 5 22.50

59 95265 50

APPROVED:

Chairman

399 50

FREEMAN, THOMAS

MR. FENWICK: This is a request for 20 ft. front yard variance for construction of an addition at 79 Melrose Avenue in R-4 zone.

Mr. Thomas Freeman appeared before the board on this proposal.

MR. FENWICK: Tell us what you want to do, why you want to do it and why you are here.

MR. FREEMAN: Okay, I'm, I would like to possibly put on an addition to the side of the house. Here's some pictures but basically, I was always under the understanding and even with my neighbor next door to me when she questioned me a couple days ago, she said I thought this was my driveway and she's been there for 25 years and she's used that end of Melrose as a drive here for the last 25 years and never even thought it was a street there. When I first went up to the Town back in March, showed it to the building inspector's office, they said yes that, is side yard, you need 15 feet and I said okay, and then I continued with the building plans and they said we looked at it again and it's a corner lot but the road does not go the whole length of Melrose, goes only a third of the property way in. It borders up with someone else's back yard. There's no way it can be through.

MR. FENWICK: What's the reason you're going now? Am I correct in assuming that what you're showing me on the side is where you are going to go out? That is where you are proposing your addition?

MR. FREEMAN: Yes, either midway to the gate or just to the beginning of the gate. And that is where the gate ends right there. As you see the corner is right, the gate's right over here and this is where the cars are there.

MR. FENWICK: Why are you going to go there rather than out the back of the house?

MR. FREEMAN: I knew you were going to ask that

earlier. Couple of reasons, main reason is the financial, finance cost of it is one of the reasons it would cost more to go out because of the house. Also going out the back of the house to make the interior of the house functional would mean losing a bedroom, knocking down a hall and making this a center hallway in the back plus it wasn't appealing. Also the rest of the house is in a neighborhood all straight ranches, this would make it, I would feel like an elephant in a neighborhood. It would stick out as a sore thumb. Also, going out right now we have 35 feet on the side of the house. If I put the addition on, it would help the house conform to the rest of the neighborhood because 90 percent of the houses on Melrose Avenue have their front houses 15 feet or less from the road. So I am also right now there's three trees when I do the addition would be moved to the side of Melrose which would help block or keep the privacy.

MR. FENWICK: That is the three trees that we see here in the picture?

MR. FREEMAN: More in the back, yes, these trees here are going because they are too close to the house. Actually, I probably should have moved them ten years ago, they get too big.

MR. FENWICK: How long have you lived at this house?

MR. FREEMAN: Ten years. Also in the ten years that I have been at the house not once has the Town or the County taken care of that road.

MR. FENWICK: How long ago was the house built?

MR. FREEMAN: '81, end of '80's so it is a brand new house when I moved in but it was sitting for like six months.

MR. FENWICK: Any other questions from the members of the board? At this time, I'll open it up to the public. Try to be brief, try to pay attention if you are going to follow someone else's questions, make sure you're not repetitious from the first one.

MR. JOHN HOLMAN: John Holman, 91 Merlin Avenue, I have been there since 1949 and I'm well familiar, I believe that was the beginning of the Ruscutti project, I think yours is one of the first and I see no objection whatsoever. That road is a sort of a dead-end, it's almost like a driveway and we shouldn't have no detrimental effect on the area. I reside approximately 100 feet or so, 200 feet down the road from you so--

MR. FENWICK: Thank you. Anyone else?

MR. ANTONELLI: I live at 77 Melrose Avenue. And like he says, I think it won't harm anybody. Matter of fact, it would enhance his property and return, make my property better too.

MR. FREEMAN: It's right across the street. He lives right across the street from it.

MR. ANTONELLI: Right across the street.

MR. FENWICK: Anyone else? I don't think we're up for County.

MR. LUCIA: Not this one, just a couple questions. Again, it shows that you are requesting 20 foot front yard variance, I think we discovered at the preliminary you need two separate except front yard, one 20 foot on Melrose and one two foot on Goodman. Is that correct?

MR. FREEMAN: Yes.

MR. LUCIA: But it's the same structure addition that is generating need for both variances?

MR. FREEMAN: Yeah. Actually that is being quite lenient. I figured really by the time the addition, full thing would be 34 foot from the road but to be on the safe side, I added another foot just to--

MRS. BARNHART: That is what is on the application.

MR. LUCIA: That is fine. Also thank you you for providing copy of your deed and title policy. I see

that the property is subject to certain covenants, restrictions and easements. Is there anything affecting the recorded instruments on this property, effecting your property which would prohibit you from constructing the addition which you seek the variance on?

MR. FREEMAN: No.

MR. LUCIA: Just ask you a couple specifics on the board's requirements. Would an undesirable change be produced in the character of the neighborhood or detriment to nearby properties created if this board should grant you a variance?

MR. FREEMAN: No.

MR. LUCIA: Is the benefit sought by you achievable by some other method for you to pursue other than an area variance?

MR. FREEMAN: No, not feasible.

MR. LUCIA: You could do it out the back but you have given us reasons why it is not feasible for you. Is the requested area variance substantial in relation to the requirements?

MR. FREEMAN: I guess that is a no and yes, no, for the front, that is viewpoint or judgment cause I still look at that as a side yard.

MR. LUCIA: Given the use of that side of Melrose, it's probably not too substantial.

MR. FREEMAN: No, matter of fact, even if I did the full addition, the neighbor across the street from me would still be five foot closer, she only has ten foot before Melrose, even less than that probably and about ten foot on Goodman also but she was built back in the 1920's or so.

MR. LUCIA: And would the proposed variance have an adverse effect or impact on physical and environmental conditions in the neighborhood or district?

MR. FREEMAN: No.

MR. LUCIA: Did you create this difficulty yourself?

MR. FREEMAN: No.

MR. LUCIA: I guess since it's proposed construction, you are but given the other factors, that may well mitigate it. Thank you.

MR. FENWICK: Any other questions from the members of the board? At this time, the hearing is closed to the public, opened back up to the members of the board and I ask for a motion to grant the variance.

MR. TANNER: So moved.

MR. KONKOL: I'll second it.

ROLL CALL

MR. TORLEY	AYE
MR. KONKOL	AYE
MR. TANNER	AYE
MR. FENWICK	AYE

MR. FREEMAN: It's getting close to the winter season, and I'm concerned about the weather. Does that mean I can't do anything until the next meeting or--

MR. LUCIA: You need to check with Mike and that you know the board adopted a motion which is in the minutes tonight approving your variance application. The minutes have to be transcribed and based on that, I'll do a formal decision. Depending on how quickly all that takes place, it might go to the next meeting or the meeting after that, that is when there's actually a formal decision granting you the variance. But talk to Mike, see what--

MR. FENWICK: He might be able to give you a better feel for what you can do.

(914)563-4630

Date: 2/5/93
FAX: ~~914-563~~-4693

RE: ZONING BOARD OF APPEALS - APPLICATION #92-37

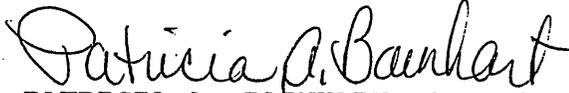
Dear ZBA Applicant:

After computation of the consulting fees that were posted with your application before the Zoning Board of Appeals, the Board found that there are additional fees due and owing in the amount of \$ 18.50. (A copy of the computation list is attached).

In order to obtain a copy of your formal decision, this amount will have to be paid immediately.

Please forward a check in the above amount and I will be happy to furnish an executed copy of the formal decision.

Very truly yours,


PATRICIA A. BARNHART, Secretary
Zoning Board of Appeals

/pab

Attachment

(ZBA DISK#7-031292.FEE)

THOMAS J. FREEMAN III
CATHY M. FREEMAN
79 MELROSE AVE.
NEW WINDSOR, NY 12550

1257

Oct 29 1992

29-7003/2213
24

PAY TO THE ORDER OF Town of New Windsor \$ 250.

Two hundred and fifty dollar DOLLARS



albany savings bank
FSB

Route 32 and Old Temple Hill Road
Vails Gate, New York 12584

Vails Gate

FOR various acc't #92-37 Thomas J. Freeman

⑆221370030⑆ 24 02711 20 1257

GUARANTY SAFETY
© Clatsop American W

THOMAS J. FREEMAN III
CATHY M. FREEMAN
79 MELROSE AVE.
NEW WINDSOR, NY 12550

1256

Oct 29 1992

29-7003/2213
24

PAY TO THE ORDER OF Town of New Windsor \$ 50.

fifty dollar DOLLARS



albany savings bank
FSB

Route 32 and Old Temple Hill Road
Vails Gate, New York 12584

Vails Gate

FOR various acc't #92-37 Thomas J. Freeman

⑆221370030⑆ 24 02711 20 1256

GUARANTY SAFETY
© Clatsop American W

TOWN OF NEW WINDSOR

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

9

TO FRANCES BETH 389 Moores Hill Rd DR.
New Windsor NY 12553

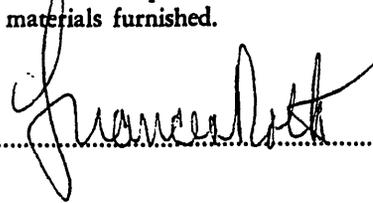
DATE		CLAIMED	ALLOWED
9/26/92	Zoning Board Meeting	75 00	
	Misc - 4		
	Denhoff - 1		
	Carrels - 5		
	Windsor Enterprises - 2		
	DePalma - 5		
	Bevins - 1		
	Bittles - 1		
	Freeman - 9 \$ 81.00		
	Rose - 5		
	Jones - 12	198 00	
		<u>273 00</u>	

STATE OF NEW YORK,
TOWN OF NEW WINDSOR

} ss.

.....
I hereby certify, that the items of this account are correct; that the disbursements and services charged therein have in fact been made and rendered, and that no part thereof has been paid or satisfied, that the amount herein mentioned is in full settlement for all services rendered and materials furnished.

Sign Here



No.

Town of New Windsor

.....
Nature

Amount Claimed \$

Amount Allowed \$

Filed

I hereby certify that at a meeting of

said Town Board held at the office of the

Town Clerk on the day

of, 19.....

the within claim was audited and allowed

for the sum of

\$

.....
Clerk

FREEMAN, THOMAS

MR. FENWICK: This is a request for 20 ft. front yard variance for construction of an addition at 79 Melrose Avenue in R-4 Zone.

Mr. Thomas Freeman appeared before the board representing this proposal.

MR. FENWICK: Explain to us why you have been cited and why you are here.

MR. FREEMAN: Earlier part of this hearing, I went to the Town Hall building inspector's office and said I'm looking to put 20 foot addition on the side of my house. I have 35 foot now, what's the variance, what's the footage I need. They looked at my sketches and my survey and said you need 15 feet. I said okay, I don't need a variance, everthing's okay. After getting the contractor, he put in for the permit and I'm at the corner of Melrose and Goodman Avenue, I have a 150 foot side yard, Melrose runs 70 foot into it. Now they are looking at it and saying I have a corner lot. But as the pictures I show you, you can't do anything with Melrose Avenue, it comes in on the side. People next to me, I have been there ten years, they've always used it as a driveway. I have yet to see the Town plow that piece of road and this is my first acknowledgment that it is a Town road. I always thought that it was a person's driveway. I even went to the Town Hall and requested, I don't know if you want to see the pictures and this is the survey.

MR. FENWICK: You're on the corner of Melrose and what?

MR. FREEMAN: Goodman.

MR. NUGENT: Gidas (phonetic) was the previous owner?

MR. FREEMAN: No, Joe Ruscutti built it. If you look at it, it goes up, it's a three foot incline into someone's back yard right next to Smitty, matter of fact, he uses it as driveway. I've never seen the Town plow it since I have been there. And I went to the

Town back in March showed them my drawings and they said all I need is a 15 foot side yard and I'm also formally requesting if possibly the code could be say a corner lot is where a street runs the full length of your property on two sides because this Melrose Avenue goes 70 foot into that side and I have 90 feet still of someone's back property.

MR. FENWICK: Not to steer you away from here but we cannot write laws, that is the Town Board.

MR. FREEMAN: When I went to Mr. Green on this, he told me my case in his words exactly was utterly ridiculous, that they should consider my lot a corner lot. But he said what you might want to do see if the code can be rewritten to say where a corner lot is where the street frontage runs the full length of your property. If you added up 68 percent of my property line borders someone else's property. And 32 percent borders a street.

MR. LUCIA: I understand your concern and this is a somewhat unique situation. We're bound by the code as it's presently written, only the Town Board can amend the code, we cannot.

MR. FREEMAN: They pointed me to you guys.

MR. LUCIA: If you look at the definition of lot corner again in section 48-37 on page 4897, it says first sentence a lot at the junction of and abutting onto two or more intersecting streets where the interior angle of intersection does not exceed 135 degrees, I think that is you. You at the corner certainly have two intersecting and abutting streets, there's no way around that. Until the Town Board gets around to changing that definition, I think you have a corner lot under the code as it's presently written. We can't give you any relief on that.

MR. FREEMAN: They also mentioned to me that if I was doing my addition out this way, that would not be considered a corner lot because the road ends there which I think if they are saying I'm a corner lot, it should be this whole side, should be a corner lot, if I did my addition 20 foot back further, I wouldn't be

considered a corner lot. I wouldn't have a problem with a variance.

MR. LUCIA: I'm not sure it's true under the code as it's written. I can see someone making that argument but based on this decision, if you are at the junction and abutting two or four intersecting streets, you're on a corner lot. But I don't think under the definition of the code you can get out from under from that one. In looking at your survey, I see how old is the house?

MR. FREEMAN: Ten years old.

MR. LUCIA: If you look at the dimension to your property corner that is closest to the corner of Goodman and Melrose, it appears that the setback is 34.4. That apparently doesn't comply with the 35.5 foot setback needed on Goodman. The only reason I raise it--

MR. FREEMAN: Goodman or Melrose?

MR. LUCIA: Appears to be on Goodman the one I'm looking at.

MR. FREEMAN: 34.4.

MR. LUCIA: As part of the application which will straighten out all your problems also if you look at that it may be the way it's sketched, it appears that your house is not exactly square to Goodman Avenue. It appears that that corner I guess it's the north corner of the house where it's 34.4 is closer than the, would be I guess the easterly corner of the house. If your addition comes off parallel to that frontage, it means that as you get closer to Melrose, you're actually shaving down closer than 34.4. If you are, you're going to need a variance on Goodman of three, four or five something, whatever that is.

MR. FREEMAN: That is when I first went back in March they said 34.9 so I said if I went 20 feet, I'd be 14.9 so I'd be less than the 15 feet. My addition that I am planning or would hopefully build would be the most 19

feet, 9 inches to make it a 15 foot variance. I know what you're talking about.

MR. LUCIA: I think you need two variances, one off Goodman and one off Melrose. You definitely need the one off Melrose in the amount you're applying for. What I am saying is this match shows your need for the variance and it's going to be made worse by adding this addition. What you're going to need is a measurement from Goodman to the northerly corner of your addition and you probably are going to need a variance of something more than six.

MR. FREEMAN: If you go out to the street Goodman when it comes passed Melrose intersection actually over about two feet to the left.

MR. LUCIA: You can't go by the road surface, the Town has a 50 foot right-of-way that's where these measurements go and that 50 foot is probably 10, 12 feet what you know as the traveled surface of Goodman, it's in what appears to be your front yard is where the street line is. I'd suggest that you get that measurement as accurate as you can whether or not you want to retain a surveyor is up to you but as I explained that this board only reacts to the numbers you come in with. If you are wrong and go to sell the house or refinance and the bank, your perspective purchaser objects and says you needed a variance of foot and a half and you only got a foot, you're back here again doing the same thing. So it behooves you to get it right when you come in. So I think you need two accurate measurements, one what that front yard dimension is going to be to the very northerly corner of your addition from Goodman and also the closest point to Melrose.

MR. FREEMAN: So I need a variance of?

MR. LUCIA: Two front yard variances.

MR. FREEMAN: One for eight inches?

MR. LUCIA: Or whatever it turns out to be and the other one to Melrose as you have applied for assuming

that is correct. You need 20 foot on Melrose.

MR. BABCOCK: Let me show you on this see this measurement is 35, this measurement is 34.4. That means your house is sitting like this so once you put the addition on are here you're getting closer and closer to the road is what we're saying so we need this measurement right here to the corner of the new addition which will be less than that.

MR. FREEMAN: If I safely go and say on Goodman I need a 47 foot variance the house definitely has got to go more, it's not going to go more than 30 feet from the road.

MR. TORLEY: Cut yourself a little slack.

MR. FREEMAN: I agree. One last thing I'd like to say another reason why I'm doing it also is and I'm at the beginning of a new development at the end of an older development, 90 percent of the houses Melrose they front their house is 15 feet or less from the road. So with this we would more then comply to the normal neighborhood standings.

MR. FENWICK: If that in fact is true, that would take away that variance, wouldn't it? Doesn't the law read that the average of the houses area away from the--

MR. BABCOCK: 200 foot on either side so he's got, he would have to indicate that and the house on the south just south of him would probably.

MR. FREEMAN: This house here is ten feet the most from the road there. See that is what the problem is I'm on, like I said, the end of an old development.

MR. FENWICK: Might as well get it squared away.

MR. FREEMAN: So, you're saying that I fall, I don't fall into that category?

MR. LUCIA: Well, you may but you'd have to do computations on everyone fronting I guess on both Melrose and Goodman within 200 feet.

MR. BABCOCK: Yes.

MR. LUCIA: And be fairly accurate if that average comes up within the range that you are looking for, maybe you don't need a variance but you need to convince the building inspector of that. If you can't, you really need to apply for the variances we're talking about tonight.

MR. TORLEY: You're going to need one, it won't cost you any more to get the second one.

MR. FREEMAN: You're saying for me to sell the house I need a variance then?

MR. FENWICK: What's the purpose of this addition that you are putting on?

MR. FREEMAN: Right now, the house is 26 X 40, 3 bedroom there's a small eat-in kitchen. I have three young children and we're basically outgrowing it. We're looking to put on one bathroom also we're looking to put on dining room, bathroom and laundry room upstairs.

MR. FENWICK: Let me ask you this, why are you not going out the back of the house?

MR. FREEMAN: We looked at that I can show you the sketches. If I went out the back of the house, the only way I can, I would have to lose a bedroom in the house to make the house functional so I can get through without going through the kitchen. I looked at that already. Matter of fact, I drew up two plans, one going out the back of the house, one going out the side of the house and without making major modifications to the inside of the house, the only option was to really go out and also it's more appealing to the neighbors because all the houses in the area are ranches. There's no L ranches, just cape cods.

MR. TANNER: He'd need a variance anyway even if he went out the back.

MR. BABCOCK: He's got 88 feet.

MR. TANNER: If he's on that end, he's still on Melrose.

MR. FENWICK: That wouldn't be as far as the variance in the front you're straightening out for him for later on because I'd just basically say goodbye, don't bother with the one in the front until push comes to shove because he has a C.O. on this piece of property.

MR. BABCOCK: He's decreasing the setback by putting this addition on.

MR. FENWICK: Yeah, right but setback now the house being angled, he's already encroaching on the front yard anyway.

MR. BABCOCK: Right, while he's here, typically--

MR. FREEMAN: Also the price of going out the back was going to be more money. It would be about \$2,000 more.

MR. FENWICK: These are the type of things that have to be brought up when you come to the public hearing because there are reasons for requesting the variance.

MR. TORLEY: Would you like a motion?

MR. FENWICK: Before, well, I guess we'll have a motion then we'll have Mr. Lucia explain to him what's expected.

MR. TORLEY: I make a motion we set the applicant up for a public hearing.

MR. TANNER: Second it.

ROLL CALL

MR. TANNER	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE
MR. FENWICK	AYE

MR. FENWICK: I'm going to push this over to the attorney. He's going to explain to you the criteria for when you come back in for the public hearing.

MR. LUCIA: The very first thing you have to do is determine that setback distance from Goodman to the north corner of your proposed addition to get, and get that number to Mike because you're appealing the building inspector turning down the building permit application so he needs that number to put in the papers so it can properly come to us. In addition to the 20 foot you're looking for on Melrose so let Mike know when you accurately determine that number. Since these are area variance applications, the Zoning Board in making its decision has to take into consideration the benefit to you if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by granting you a variance from the zoning law in the Town. There are five factors you're going to have to speak to when you come back to the public hearing, in order for this board to make a finding that would enable you to get an area variance. First one whether undesirable change would be produced in the character of the neighborhood or detriment to nearby properties will be created by the granting of this area variance. Second, whether the benefits sought by you can be achieved by some other method feasible for you to pursue other than an area variance. That was the reason the chairman asked you couldn't you do this without getting a variance. If that involves problems in terms of flow or usability of existing house that would be a reason so spell that out when you come back, why it is you can't do this without getting a variance. Third, whether the requested variance is substantial. In this case, along Goodman probably it's not, it's a matter of inches and feet. Along Melrose, it's substantial, it's more than half of the requirement. But I would weigh out the fact that Melrose really is a stub street at that point and why it is you need to do it here rather than putting it in the back of the house. Fourth, whether proposed variance will have and adverse effect or impact on physical or environmental conditions on the neighborhood or district. You may want to tell your neighbors what you plan to do so they are not

surprised. Fifth, whether the alleged difficulty was self-created. In other words, did you cause this problem yourself? Basically, on that one, you're seeking a proposal for existing construction so you're causing in a sense you're not putting the same addition in the back but you're going to give reasons why it is you can't put it in the back. When you come back for the public hearing, I'd like to see copy I of the deed, copy of your title policy and I don't know if the board's satisfied with the photographs. You want some additional photographs? That is up to the board.

MR. FREEMAN: I do have the deed on the title now.

MR. LUCIA: Bring it back at the public hearing, thank you anyway. You'll also have to submit application which Pat will give you. It's an instruction sheet with that.

MRS. BARNHART: He already has them.

MR. FREEMAN: Thank you very much.

MR. LUCIA: If you have any questions, give her a call.

MR. FREEMAN: I think I'll give her a call tomorrow on the frontage varaince or how we word that.

MR. LUCIA: You also have to submit two checks to the Town of New Windsor, one for \$50 application fee, second one for \$250 deposit against Town consultant review fees, transcripts, any expenses the board has. That is an estimate. If it turns out to be high, refund. Turns out to be low, you get another bill. I think that does it.

11/9/92 Public Hearing:

Name:

No objection JOHN F. HOMIN

No objection Joseph A. Antonelli

Freeman, Thomas

Address:

91 MERILINE AVE.

N.W. N.Y. 12553

77 Melrose Ave N.W. 12553

Prelim.
Nov. 9th - 7:30
1992. P.M.

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

92-37

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: OCTOBER 8, 1992

APPLICANT: THOMAS FREEMAN III
79 MELROSE AVENUE
NEW WINDSOR, N.Y. 12553

759-4361

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED:
FOR (BUILDING PERMIT): TO BUILD ADDITION
LOCATED AT: THE CORNER OF GOODMAN AVENUE AND MELROSE AVENUE.

ZONE: R-4

DESCRIPTION OF EXISTING SITE: SECTION 15 BLOCK 8 LOT 19
IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. CORNER LOT FRONT YARD SET BACK R-4 ZONE IS 35FT.

Michael P. ...
BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE: R-4 USE		48-12 Col. E
MIN. LOT AREA		
MIN. LOT WIDTH		
① REQ'D FRONT YD 35FT. ② Front yds. ②	15FT.	20FT. } Melrose 2ft. } Goodman
REQ'D SIDE YD		
REQ'D TOTAL SIDE YD		
REQ'D REAR YD.		
REQ'D FRONTAGE		
MAX. BLDG. HT.		
FLOOR AREA RATIO		
MIN. LIVABLE AREA		
DEV. COVERAGE		

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT
914-563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD

CC: Z.B.A., APPLICANT, B.P. FILES.

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.

1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING)
2. FOUNDATION INSPECTION. CHECK HERE FOR WATERPROOFING AND FOOTINGS DRAINS
3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING
4. WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
5. INSULATION
6. PLUMBING FINAL & FINAL HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETED AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
7. DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
8. \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE INSPECTION TWICE.
9. PERMIT NUMBER MUST BE CALLED IN WITH EACH 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 & PERC TEST.
13. ROAD OPENING PERMITS MUST OBTAINED FROM TOWN CLERKS OFFICE.
14. ALL BUILDING PERMITS WILL NEED A CERTIFICATE OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises Thomas Freeman III
Address 79 Melrose Ave. Phone 562-7069
Name of Architect Paul Cuomo
Address Stewart Airport, New Windsor Phone 567-0063
Name of Contractor Salisbury Const. Inc.
Address 20 Lyndon Ln. New Windsor Phone 534-9173
State whether applicant is owner, lessee, agent, architect, engineer or builder
If applicant is a corporation, signature of duly authorized officer:


Robin Salisbury Pres.
(Name and title of corporate officer)

1. On what street is property located? On the South side of Goodman Ave.
and 50' feet from the intersection of Melrose
(N.E. or W.)

APPROVAL OF ONE OF THESE INSPECTIONS IF HAS NOT BEEN APPROVED AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

- 1. WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING)
- 2. FOUNDATION INSPECTION CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS
- 3. INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING
- 4. WITH FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN
- 5. INSULATION
- 6. PLUMBING FINAL & FINAL HAVE ON HAND ELECTRICAL INSPECTION DATA AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETED AT THIS TIME. WELL WATER TEST REQUIRED AND ENGINEERS CERTIFICATION LETTER FOR SEPTIC SYSTEM REQUIRED.
- 7. DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR. A DRIVEWAY BOND MAY BE REQUIRED.
- 8. \$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE INSPECTION TWICE.
- 9. PERMIT NUMBER MUST BE CALLED IN WITH EACH 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 & PERC TEST.
- 13. ROAD OPENING PERMITS MUST OBTAINED FROM TOWN CLERKS OFFICE.
- 14. ALL BUILDING PERMITS WILL NEED A CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises Thomas Freeman 111
 Address 79 Melrose Ave. Phone 562-7069
 Name of Architect Paul Cuomo
 Address Stewart Airport, New Windsor Phone 567-0063
 Name of Contractor Salisbury Const. Inc.
 Address 20 Lyndon Ln. New Windsor Phone 534-9173
 State whether applicant is owner, lessee, agent, architect, engineer or Builder
 If applicant is a corporation, signature of duly authorized officer.

Robin Salisbury Pres.
 Robin Salisbury Pres.
 (Name and title of corporate officer)

- 1. On what street is property located? On the South side of Goodman Ave.
 and 50' feet from the intersection of Melrose (N, S, E, or W.)
- 2. Zone or use district in which premises are situated..... Is property a flood zone? Yes..... No.....
- 3. Tax Map description of property: Section 15 Block 8 Lot 19
- 4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
 a. Existing use and occupancy single family b. Intended use and occupancy same
- 5. Nature of work (check which applicable): New Building..... Addition Alteration..... Repair.....
 Removal..... Demolition..... Other.....
- 6. Size of lot: Front Rear 75.0' Depth 150' Front Yard 700.35' Rear Yard 89.6' Side Yard.....
 Is this a corner lot? yes
- 7. Dimensions of entire new construction: Front 19'9" Rear 19'9" Depth 26' Height 12' Number of stories 1
- 8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
 Number of bedrooms 1 Baths 1 Toilets 1
 Heating Plant: Gas Oil..... Electric/Hot Air..... Hot Water.....
 If Garage, number of cars.....
- 9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
- 10. Estimated cost \$25,000 Fee \$200.00 (to be paid on this application)
- 11. School District.....

26
20
00
52
520
30
5
150
50 APP FEE
8200

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.

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

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

Office Of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 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.

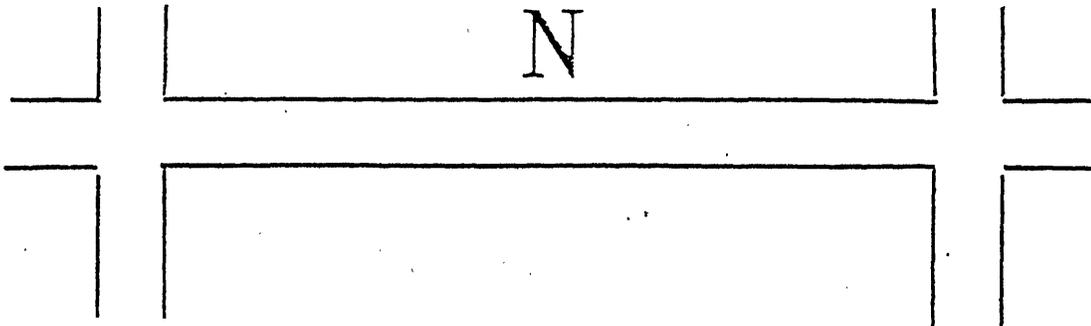
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein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

..... 20 Lyndon Ln., New Windsor, N.Y.
(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

- 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.

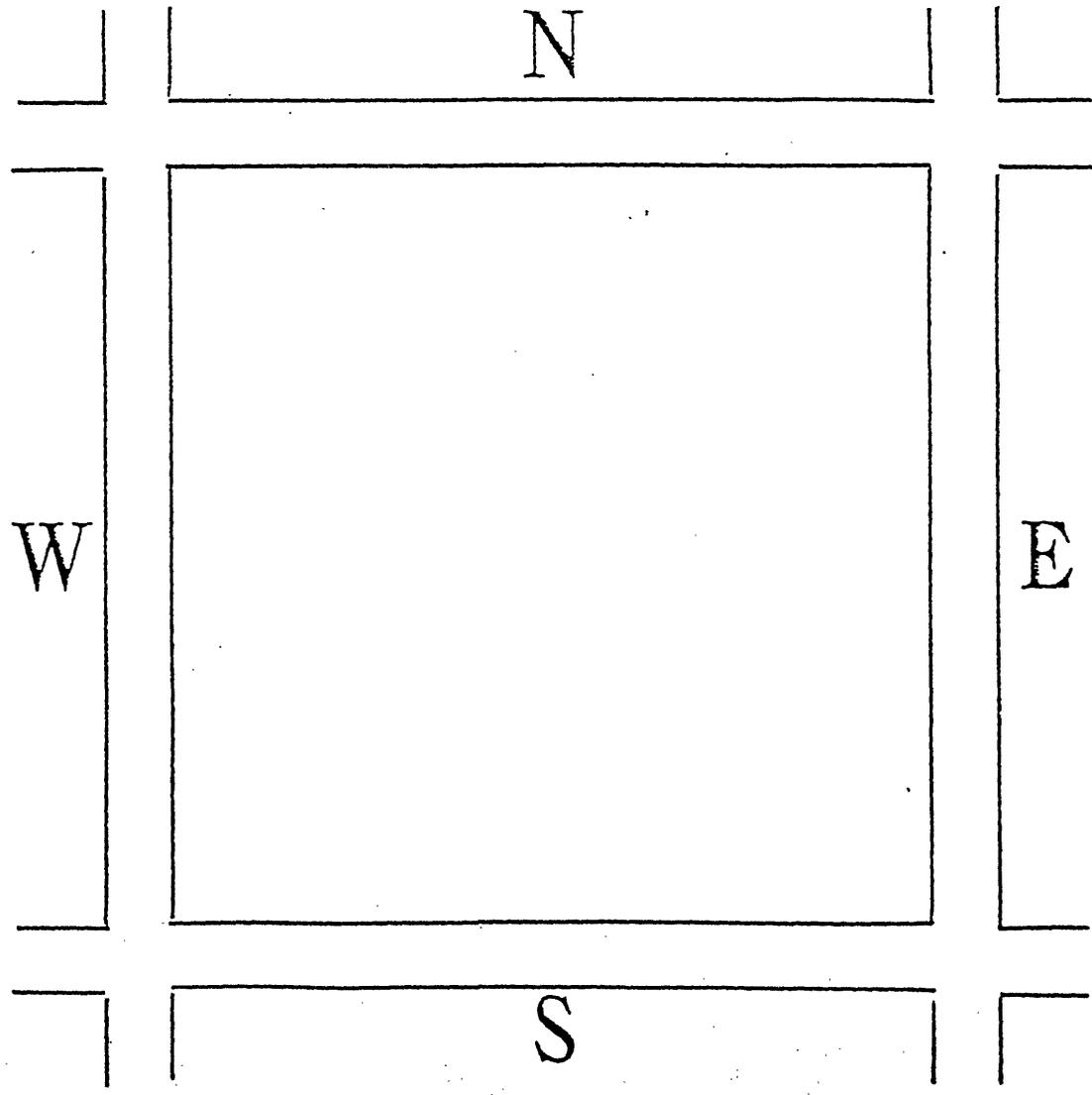
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein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

[Handwritten Signature]
 (Signature of Applicant)

20 Lyndon Ln., New Windsor, N.Y.
 (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.



IRON PIPE SET

N 42° 58' W

N/F RUSCITTI

100.00'

IRON PIPE SET

150.00'

150.00'



N/F RUSC.

AREA
15,000 S.F.
0.341 AC.

N/F RUSCITTI

259.6'

ORIG. SUBDIV. LOT LINE

BOUNDARY

DECK

19'9"

15'

34.7'

(108)

1 STORY
FRAME
RESIDENCE
EXISTING

ADDITION
(1972)
ORIG. SUBDIV. LOT LINE

35.1'

24.7'

26'

(109)

S 47° 02' W

STOOD

BIT.
DRIVE

WALK

35.0'

BIT. TIE
WALL

34.4'

(193)

OVERLAP LINES

N 20° 02' E

IRON PIPE SET

S 42° 58' E

100.00'
IRON PIPE SET

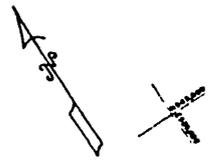
PAV'T
CURB

MELROSE AVE.
(BIT. PAV'T)

GOODMAN AVE.
(UNPAVED)

	M
	45 9
Revision	1
1	23

G. HYD

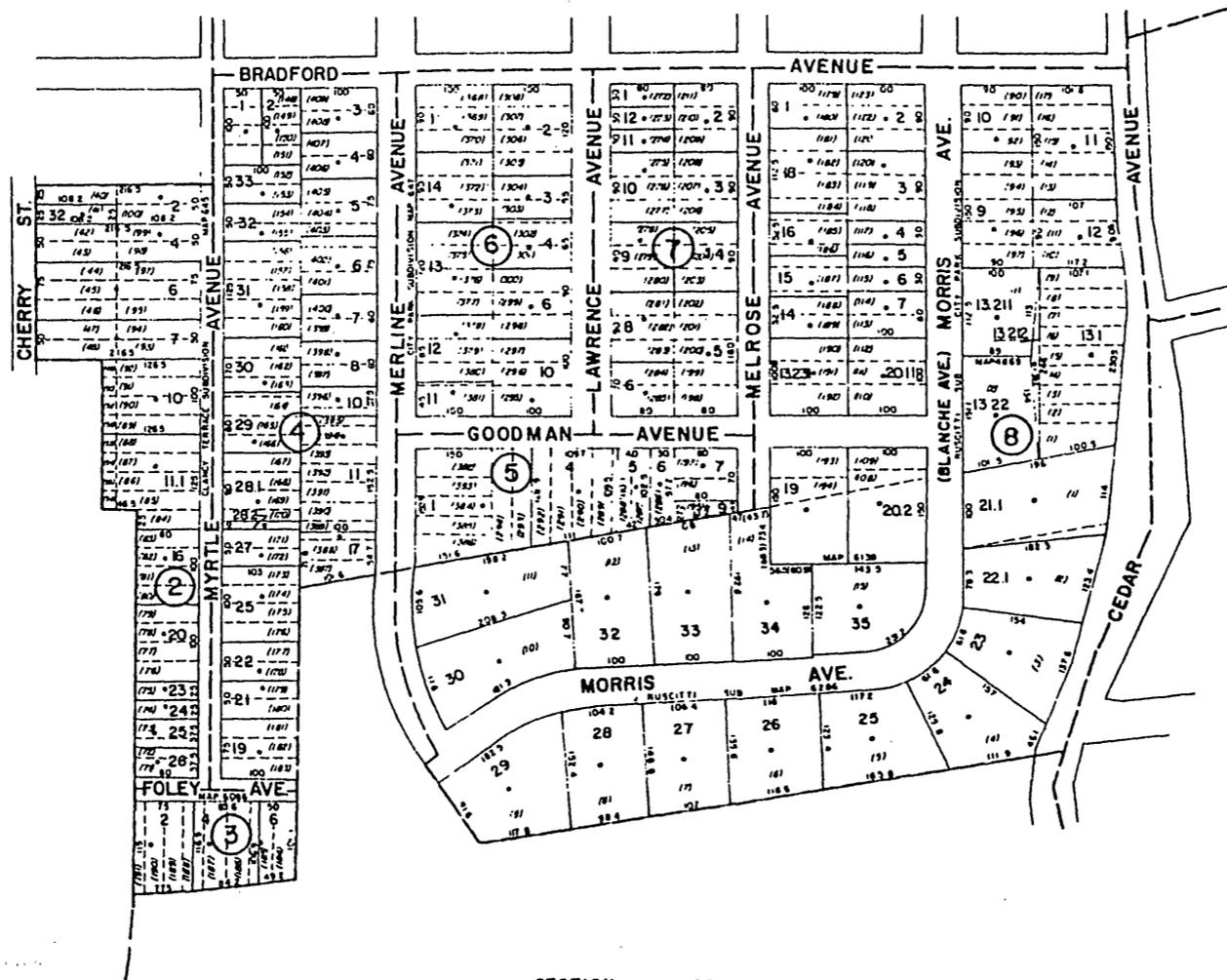


SECTION 13

SECTION 16

SECTION 9

SECTION 18



221

ALL NEWBURGH SCHOOL DISTRICT
ALL QUASSACK BRIDGE FIRE DISTRICT

TAX MAP DEPT.
ROSENDA, N. Y. 10924

LEGEND			
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
CITY, TOWN OR VILLAGE	BASEMENT LINE	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
ROAD & SECTION LIMIT	MATCH LINE	AREAS (Roads, etc.)	STATE HIGHWAYS
		DIMENSIONS (Roads, etc.)	COUNTY HIGHWAYS

ORANGE COUNTY~NEW YORK

Photo No: 14-30-31 Date of Photo: 3-1-65
Date of Map: 9-24-67 Date of Revision: 3-1-91

TOWN OF NEW WINDSOR

Section No. 15

1" = 100'

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

92-37

Date: 10/23/92

I. (1) Applicant Information:

- (a) THOMAS J. FREEMAN III, 79 MELROSE AVE, NEW WINDSOR, NY.
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney) 534-9173
- (d) SALISBURY CONSTRUCTION, R.D. #4 BOX 128 LYNDON L.N. NEWBURGH, N.Y.
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- Use Variance Sign Variance
- Area Variance Interpretation

III. (1) Property Information:

- (a) R-4, 79 MELROSE AVE, NEW WINDSOR 15-8-19. 100 X 150 ±
(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? 1982
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO
- _____
- _____
- _____

IV. Use Variance. N/A.

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

N/A
 (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 Use/Bulk Regs., Col. E.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd. <u>35'</u>	<u>15'</u>	<u>20'</u>
Reqd. Side <u>35'</u> Yd.	<u>33'</u>	<u>2'</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only
 ** No-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 may have made to alleviate the difficulty other than this application.

With a small eat-in kitchen, a dining room is needed to fit family. Second Bathroom would be useful now and as family grows. Laundry room upstairs would save on going up & down stairs as we grow older. Tiled going out the back of house, but would lose bedroom, makes major changes to inside of house and traffic flow. The cost of going out the back would increase.

VI. Sign Variance: N/A
 (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____

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

signs. *N/A.*

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

VII. Interpretation. *N/A.*

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.
- (b) Describe in detail the proposal before the Board:

VIII. Additional comments:

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

All trees and bushes on the edge of melrose & Goodman would stay. Will be adding three trees to the edge of melrose to help the quality of the zone. With 90% of the house on melrose being 15' or less from the road, this would ensure maintaining the neighborhood. The 90' section (Dead-End) of melrose which is the side the addition would go on, in ten years has never been maintained by the town and is used by a neighbor as a driveway.

IX. Attachments required:

- Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- Copy of tax map showing adjacent properties.
- N/A.* Copy of contract of sale, lease or franchise agreement.
- Copy of deed and title policy.
- 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 in question.
- N/A.* Copy(ies) of sign(s) with dimensions and location.
- Check in the amount of \$ 50.00 & payable to TOWN OF NEW WINDSOR. *150.00.*
- Photographs of existing premises which show all present

X. Affidavit.

Date: 10/23/92.

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/or 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.

Thomas J. Freeman III
(Applicant)

Sworn to before me this

29th day of October, 1992.
Patricia A. Barnhart

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1993.

XI. ZBA Action:

- (a) Public Hearing date: _____
- (b) Variance: Granted Denied
- (c) Restrictions or conditions: _____
- _____
- _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK

-----x
In the Matter of Application for Variance of

Thomas Heeman III,

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

#92-37.
-----x

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

On October 27, 1992, I compared the 54 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for variance and I find that the addressees are identical to the list received. I then mailed the envelopes in a U. S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
28th day of October, 1992.

Cheryl L. Canfield
Notary Public

CHERYL L. CANFIELD
Notary Public, State of New York
Qualified in Orange County
4881654
Commission Expires December 29, 1994

(TA DOCDISK#7-030586.AOS)

THIS INDENTURE, made the 23 day of August, nineteen hundred and eighty-two **BETWEEN** JOSEPH RUSCITTI and IDA A. RUSCITTI, husband and wife, both residing at Box 227, Coldenham Road, Walden, New York

party of the first part, and THOMAS J. FREEMAN III and CATHY M. FREEMAN, husband and wife, both residing at 10-B Forest Drive, Garnerville, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

BEGINNING at a point in the southeasterly line of Melrose Avenue, said point being at the intersection of said line with the southwesterly line of Goodman Avenue, and said point also being in the northwesterly corner of Lot No. 193 as shown on a map entitled "City Park", dated 16 August 1909 and filed in Orange County Clerk's Office on 30 August 1909, and running thence, along the southwest-erly line of Goodman Avenue, S 42° 58" E 100.00' to a point; thence, along Lot No. 109 and 108 as shown on the above-referenced sub-division map, and continuing through lands of the Grantor, S 47° 02" W 150.00' to a point; thence, still through lands of the Grantor, N 42° 58" W 100.00' to a point; thence, still through lands of the Grantor, along the southeasterly line of Melrose Avenue and the northwesterly line of Lot No. 194 and 193, N 47° 02" E 150.00' to the point or place of beginning.

Containing 15,000 square feet, 0.34 acres of land, more or less.

SUBJECT to restrictive covenants that no shanties or huts be built on said lots and no house costing less than four-hundred (\$400.00) dollars.

BEING a portion of the premises conveyed by Rudolph Pelus and Ella Pelus to Joseph Ruscitti and Ida A. Ruscitti by deed dated November 2, 1973 and recorded in the Orange County Clerk's Office on November 2, 1973 in Liber 1960 of Deeds at page 363.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

party of the first part, and THOMAS J. FREEMAN III and CATHY M. FREEMAN, husband and wife, both residing at 10-B Forest Drive, Garnerville, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

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

BEGINNING at a point in the southeasterly line of Melrose Avenue, said point being at the intersection of said line with the southwesterly line of Goodman Avenue, and said point also being in the northwesterly corner of Lot No. 193 as shown on a map entitled "City Park", dated 16 August 1909 and filed in Orange County Clerk's Office on 30 August 1909, and running thence, along the southwest-erly line of Goodman Avenue, S 42° 58" E 100.00' to a point; thence, along Lot No. 109 and 108 as shown on the above-referenced sub-division map, and continuing through lands of the Grantor, S 47° 02" W 150.00' to a point; thence, still through lands of the Grantor, N 42° 58" W 100.00' to a point; thence, still through lands of the Grantor, along the southeasterly line of Melrose Avenue and the northwesterly line of Lot No. 194 and 193, N 47° 02" E 150.00' to the point or place of beginning.

Containing 15,000 square feet, 0.34 acres of land, more or less.

SUBJECT to restrictive covenants that no shanties or huts be built on said lots and no house costing less than four-hundred (\$400.00) dollars.

BEING a portion of the premises conveyed by Rudolph Pelus and Ella Pelus to Joseph Ruscitti and Ida A. Ruscitti by deed dated November 2, 1973 and recorded in the Orange County Clerk's Office on November 2, 1973 in Liber 1960 of Deeds at page 363.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

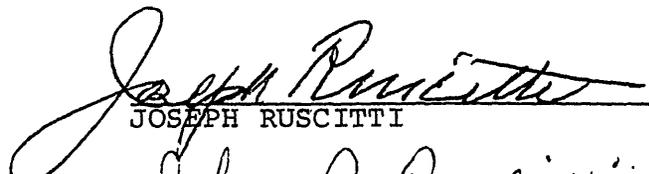
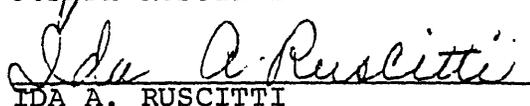
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


JOSEPH RUSCITTI

IDA A. RUSCITTI

STATE OF NEW YORK, COUNTY OF Orange

ss:

On the 23 day of August, 19 82, before me personally came

JOSEPH RUSCITTI and IDA A. RUSCITTI

to me known to be the individual s described in and who executed the foregoing instrument, and acknowledged that they executed the same.

JAMES R. LOEB
Notary Public, State of New York
Residing in Orange County
Commission Expires March 30, 19 84

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally came to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is sur' corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19, before me personally came the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he knows

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed h name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. 198-82-00237

SECTION
BLOCK
LOT
COUNTY OR TOWN

5025
Freeman

TO

Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
First American Title Insurance Company

FREEMAN + DEMICIO
70 NEW MANHATTAN ST.

James R. Loeb

JAMES R. LOEB
Notary Public, State of New York
Residing in Orange County 84
Commission Expires March 30, 1984

executed the same.

STATE OF NEW YORK, COUNTY OF

ss: STATE OF NEW YORK, COUNTY OF

ss:

On the _____ day of _____ 19____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

On the _____ day of _____ 19____, before me personally came _____ the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____

that he knows _____

_____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw _____ execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. T98-82-00237

SECTION _____
BLOCK _____
LOT _____
COUNTY OR TOWN _____

5005
C. Freeman

TO

Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:



FREEMAN + DEMCIO
26 NEW MAW ST.
HAVERSTRAW, N.Y. Zip No. *10927*

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

LIBER **2230**

13

RECEIVED
\$ 8.05
REAL ESTATE
AUG 31 1982
TRANSFER TAX
ORANGE COUNTY

Orange County Clerk's Office, S.S.
Recorded on the 31 day
of August, 1982 at 2:25
o'clock P.M. in Liberty
County, N.Y. at page 12
and Examined.
Muriel S. Murphy Clerk

TICOR TITLE GUARANTEE COMPANY and TICOR TITLE INSURANCE COMPANY

Copies of this report have been sent to:

Others:

Thomas J. Freeman
79 Melrose Avenue
New Windsor, New York 12550

TICOR TITLE GUARANTEE COMPANY and TICOR TITLE INSURANCE COMPANY

Title Number: T-98-86-00

THIS COMPANY FURTHER CERTIFIES that a good and marketable title to the premises described in Schedule A, subject to the liens, incumbrances and other matters, if any, set forth in Schedule B of this certificate may be MORTGAGED OR CONVEYED by:

Thomas J. Freeman, III and Cathy M. Freeman

SOURCE OF TITLE:

By deed from Joseph Ruscitti and Ida A. Ruscitti dated 8/23/82, recorded 8/31/82] in Liber 2230 cp 12.

Schedule "B" Exceptions to Coverage

We set forth the following six matters which will appear in our policy as exceptions from coverage:

- 1.** Defects and incumbrances arising or becoming a lien after the date of this policy.
- 2.** Consequences of the exercise and enforcement or attempted enforcement of any governmental war or police powers over the premises.
- 3.** Any laws, regulations or ordinances (including, but not limited to zoning, building and environmental protection) as to use, occupancy, subdivision or improvement of the premises adopted or imposed by any governmental body, or the effect of any noncompliance with or any violation thereof.
- 4.** Judgments against the insured or estates, interest, defects, objections, liens or incumbrances created, suffered, assumed or agreed to by or with the privity of the insured.
- 5.** Title to any property beyond the lines of the premises, or title to areas within or rights or easements in any abutting streets, roads, avenues, lanes, ways or waterways, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement, unless this policy specifically provides that such titles, rights, or easements are insured. Notwithstanding any provisions in this paragraph to the contrary, this policy, unless otherwise excepted, insures the ordinary rights of access and egress belonging to the abutting owners.
- 6.** Title to any personal property, whether the same be attached to or used in connection with said premises or otherwise.

The following estates, interests, defects, objections to title, liens and incumbrances and other matters are excepted from the coverage of our standard form of policy unless satisfactorily disposed of prior to the closing or delivery of the policy:

- 7.** Taxes, tax liens, tax sales, water and sewer charges, assessments and other charges set forth herein.
- 8.** Rights of tenants, if any.

Continued

Title Number: T-98-86-00789

Disposition

SCHEDULE "B"

9. Mortgages returned herewith and set forth herein. (1)
(SEE SEPARATE MORTGAGE SCHEDULE)
10. No title is insured to any lands lying in the bed of any street, road or avenue.
11. No variations shown on survey by McGoey, Hauser & Greavas, dated 7/20/82 and subject to any changes since that date.

Company inspection dated _____ shows:

12. Restrictive covenants recited in Liber 1960 cp 363, which covenants have not been violated and company affirmatively insures that any future violation will not result in a reversion or forfeiture of title.
13. Proof is required that the following named person has not been known by any other married or maiden name within the last ten years.

Name: Cathy M. Freeman

TIGOR TITLE GUARANTEE COMPANY and TICOR TITLE INSURANCE COMPANY

Title Number: T-98-86-00789

MORTGAGE SCHEDULE CONSISTING OF 1 MORTGAGE(S)

The following mortgages, unless they are to be insured will appear as exceptions from coverage. THE INFORMATION SET FORTH HEREIN IS NOT COMPLETE. REFERENCE SHOULD BE MADE TO THE RECORDED INSTRUMENT. Sometimes, the provisions of a mortgage are modified by agreements which are not recorded. We suggest that you communicate with the mortgagee, if you desire any additional information.

If the mortgage is satisfied before the closing, a certificate of discharge must be furnished to the company at or prior to closing.

Disposition

1. Mortgage made by Thomas J. Freeman, III and Cathy M. Freeman to Ulster Savings Bank dated 8/25/82 recorded 8/31/82 in Liber 1849 mp 1143 in the amount of \$10,800.00

Mortgage made by Thomas J. Freeman, III and Cathy M. Freeman to Ulster Savings Bank, dated 8/25/82, recorded 8/31/82 in Liber 1849 mp 1134 in the amount of \$24,800.00

Which mortgages were consolidated and extended by agreement made between Thomas J. Freeman and Cathy M. Freeman with Ulster Savings Bank, dated 6/13/85, recorded 6/18/85 in Liber 2373 cp 19 to form a single first lien of \$34,000.00.

THE ABOVE MORTGAGE MAY BE ASSIGNED OR SATISFIED BY:
Ulster Savings Bank

TICOR TITLE GUARANTEE COMPANY and TICOR TITLE INSURANCE COMPANY

Title No. T-98-86-00789

SCHEDULE A

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

BEGINNING at a point in the southeasterly line of Melrose Avenue, said point being at the intersection of said line with the southwesterly line of Goodman Avenue, and said point also being in the northwesterly corner of Lot No. 193 as shown on a map entitled "City Park", dated 16 August 1909 and filed in Orange County Clerk's Office on 30 August 1909, and running thence, along the southwesterly line of Goodman Avenue, South 42° 58" East 100.00 feet to a point;

thence along Lot No. 109 and 108 as shown on the above-referenced subdivision map, and continuing through lands of the Grantor, South 47° 02" West 150.00 to a point;

thence still through lands of the Grantor, North 42° 58" West 100.00 feet to a point;

thence still through lands of the Grantor, along the southeasterly line of Melrose Avenue and the northwesterly line of Lot No. 194 and 193, North 47° 02" East 150.00 feet to the point or place of beginning.

TICOR TITLE GUARANTEE COMPANY and TICOR TITLE INSURANCE COMPANY

Title Number: T-98-86-00789

The unpaid taxes, water rates, assessments and other matters relating to taxes which are lines at the date of this certificate are set forth below.

Our policy does not insure against such items which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut.

If the tax lots above mentioned cover more or less than the premises under examination, this fact will be noted herein.

In such case, the interested parties should take the necessary steps to make the tax map conform to the description to be insured.

For information only, we set forth the assessed valuation for the current year:

TOWN OF New Windsor

Section 15 Block 8 Lot 19

Disposition

1986 - State, County and Town Tax, assessed to Thomas, Jr. Freeman, III and Cathy M. Freeman, assessed Val. \$31,700.00 - Tax \$1,041.71 PAID 1/21/86

1986-87 School Tax (Newburgh City School District)

Tax \$1,069.75 Total of 3 installments.

1st - PAID

2nd due 12/5/86

3rd due 3/5/86

RECEIPTS TO BE EXHIBITED AT OR PRIOR TO CLOSING.

ATTENTION!

Receipts for the payment of any taxes subsequent to the date of this report are a MUST at closing.

CAUTION!

Inquiry must be made as to source of water supply and charges, if any: and sewer district and sewer charges and taxes if any.

CONTINUED

TICOR TITLE GUARANTEE COMPANY and TICOR TITLE INSURANCE COMPANY

86-00789

IMPORTANT!

Please request the seller or borrower to have the receipted bill available at closing.

UNLESS there is a final reading or an up to date receipt presented at closing, Policy will except all water, sewer and garbage charges.

Recent payments of any open items returned on this tax search may not yet be reflected on the public records. Therefore please request the seller or borrower to have the receipted bills available at the closing.

Title No.

Restrictive covenants, conditions, easements, or leases of record, if any, are set forth below.

Rudolph Pelus
Ella Pelus

To

Joseph Ruscitti
Ida A. Ruscitti

DEED

Dated: 11/2/73

Rec'd: 11/2/73

Liber 1960 cp 363

SUBJECT to restrictive covenants that no shanties or huts be built on said lots and no house costing less than four-hundred (\$400.00) dollars.

Pls. publish this week. Send bill to Mr. Freeman at below address:

10/27/92.
Faxed

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 Local Law on the following proposition:

Appeal No. 37

Request of Thomas Freeman III

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of an addition to residential dwelling w/ insufficient front yards;

being a VARIANCE of

Section 48-12 - Table of Use/Built Regs. - Col. E

for property situated as follows:

79 Melrose Avenue, New Windsor,
N.Y. - known & designated as tax
map Sec. 15 - Blk. 8 - Lot 19.

SAID HEARING will take place on the 9th day of November, 1992, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

Richard Fenwick
Chairman

By: Patricia A. Barnhart, Secy.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

59

Thomas J. & Cathv M. Freeman
79 Melrose Avenue
New Windsor, NY 12553

Re: Tax Map Parcel #15-8-19

Dear Mr. & Mrs. Freeman:

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 \$75.00. Please remit the amount due the Town Clerk's office.

Sincerely,

Leslie Cook (signature)

LESLIE COOK
Sole Assessor

LC/cp
Attachments
cc: Pat Barnhart

Homin. John F. & Frances
91 Merline Ave
New Windsor. NY 12553

Coffey. Thomas J. & Kathleen D.
14 Goodman Ave
New Windsor, NY 12553

Mullarkey, John
16 Goodman Ave
New Windsor, NY 12553

Smith, Donald J. & Edith H.
24 Goddman Ave
New Windsor, NY 12553

Greiner, Judy A.
70 Lawrence Ave.
New Windsor, NY 12553

Hamilton, David K. & Cheryl A.
74 Lawrence Ave.
New Windsor. NY 12553

Oliver, William R.
76 Lawrence Ave.
New Windsor, NY 12553

Salamotoff. Connie
84 Lawrence Ave.
New Windsor. NY 12553

Naclerio. John & Stephanie
87 Merline Ave.
New Windsor, NY 12553

Ryan, Walter T. & Arlene M.
110 Chestnut Dr.
Lacey Field
New Windsor. NY 12553

Ponessi, Paul L. & Dorina R.
73 Merline Ave.
New Windsor. NY 12553

Simanoski, Charles & Ann M.
15 Bradford Ave.
New Windsor. NY 12553

Olympia. Susan C.
58 Melrose Ave.
New Windsor, NY 12553

D'Amico, William & Marie C.
64 Melrose Ave.
New Windsor. NY 12553

Antonelli, Joseph A.
77 Melrose Ave.
New Windsor, NY 12553

Ortenzo, Alfred & Estelle C.
75 Melrose Ave.
New Windsor, NY 12553

Hoyer, William E. & Carol Lee
71 Melrose Ave.
New Windsor, NY 12553

Gerbes, Anthony C. & Dolores
69 Melrose Ave.
New Windsor, NY 12553

Gerbes, Richard & Wendy
59 Melrose Ave.
New Windsor, NY 12553

Phillips, Garv & Joanne
110 Blanche Ave.
New Windsor, NY 12553

Masten, Andrew W. & Geraldine S.
26 Goodman Ave.
New Windsor, NY 12553

O'Brien, Joseph P. Jr. & Kathleen
111 Blanche Ave.
New Windsor, NY 12553

Elias, Edward M. & Caterina A.
113 Blanche Ave.
New Windsor, NY 12553

Ricci, Anthony J. & Kimberly A.
115 Blanche Ave.
New Windsor, NY 12553

O'Connell, William C. & Geraldine
117 Blanche Ave.
New Windsor, NY 12553

Micheletti, Joseph S. & Karen M.
119 Blanche Ave.
New Windsor, NY 12553

Alvarez, Humberto & Linda
121 Blanche Ave.
New Windsor, NY 12553

McDaniel, Edmund M. & Barbara M.
123 Blanche Ave.
New Windsor, NY 12553

Rizzo, Michael & Christine
125 Blanche Ave.
New Windsor, NY 12553

O'Brien, John T.
127 Blanche Ave.
New Windsor, NY 12553

Cifers, Willie M. & Barbara J.
120 Blanche Ave.
New Windsor, NY 12553

Ulrich, John J. Jr. & Georgia C.
122 Blanche Ave.
New Windsor, NY 12553

Quattrociochi, Robert J. & Deborah P.
118 Blanche Ave.
New Windsor, NY 12553

Hilfiger, Robert & Jo Ann
116 Blanche Ave.
New Windsor, NY 12553

Urbaniak, Richard E. & Dorothy J.
114 Blanche Ave.
New Windsor, NY 12553

O'Brien, Joseph P. & Patricia E.
112 Blanche Ave.
New Windsor, NY 12553

New Windsor Little League, Inc.
PO Box 4024
New Windsor, NY 12553

McCue, Donald R. & Jeannine M. Nunnally
2 Hilltop Dr.
New Windsor, NY 12553

Phillips, Charles & Madeline
73 Cedar Ave.
New Windsor, NY 12553

Lynch, James H. & Edna M.
71 Cedar Ave.
New Windsor, NY 12553

D'Egidio, Dominick & Florence
68 Melrose Ave.
New Windsor, NY 12553

Smith, Arthur D. & Eileen M.
76 Melrose Ave.
New Windsor, NY 12553

Loger, Lynn A.
89 Lawrence Ave.
New Windsor, NY 12553

Fornal, Stanley J. Jr.
81 Lawrence Ave.
New Windsor, NY 12553

Konosov, Vladimir
77 Lawrence Ave.
New Windsor, NY 12553

D'Amico, William A. & Marie C.
73 Lawrence Ave.
New Windsor, NY 12553

Russell, Dennis W. & Barbara G.
55 Melrose Ave.
New Windsor, NY 12553

Kissam, Dolores
17 Bradford Ave.
New Windsor, NY 12553

Warren, Estelle L.
100 Blanche Ave.
New Windsor, NY 12553

Baranski, Charles & Jane
106 Blanche Ave.
New Windsor, NY 12553

Lombardo, Christopher & Lynne
52 Cedar Ave.
New Windsor, NY 12553

Yonnone, Carmine J. & Jane V.
56 Cedar Avenue
New Windsor, NY 12553

Perez, Jose L.
85 Blanche Ave.
New Windsor, NY 12553

Short, David A. & Roberta L.
87 Blanche Ave.
New Windsor, NY 12553