

ZB# 93-29

Anthony Cocchi

29-1-74

Prilim.

#93-29-Cochi, Anthony.

August 9, 1993.

Need copy of:

- ① Blood
- ② Title Report
- ③ Photos
- ④ Fees: ① 50.00 Park
② 292.00 paid

8/23/93. Awaiting List #
Notice to Sentinel on
8/26/93 - PAS.

Public Hearing:
Sept. 13, 1993.
Area Variance
Approved.

file

MADE IN U.S.A. NO. R753 1/3

ESSELTE
Oxford[®]

[Handwritten initials]

C/O 134 Carlos Domingues
34-1-12 W. sid Weather Oak

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

GENERAL RECEIPT

August 23 1993

Received of Anthony and Joy Cochi \$ 50.00

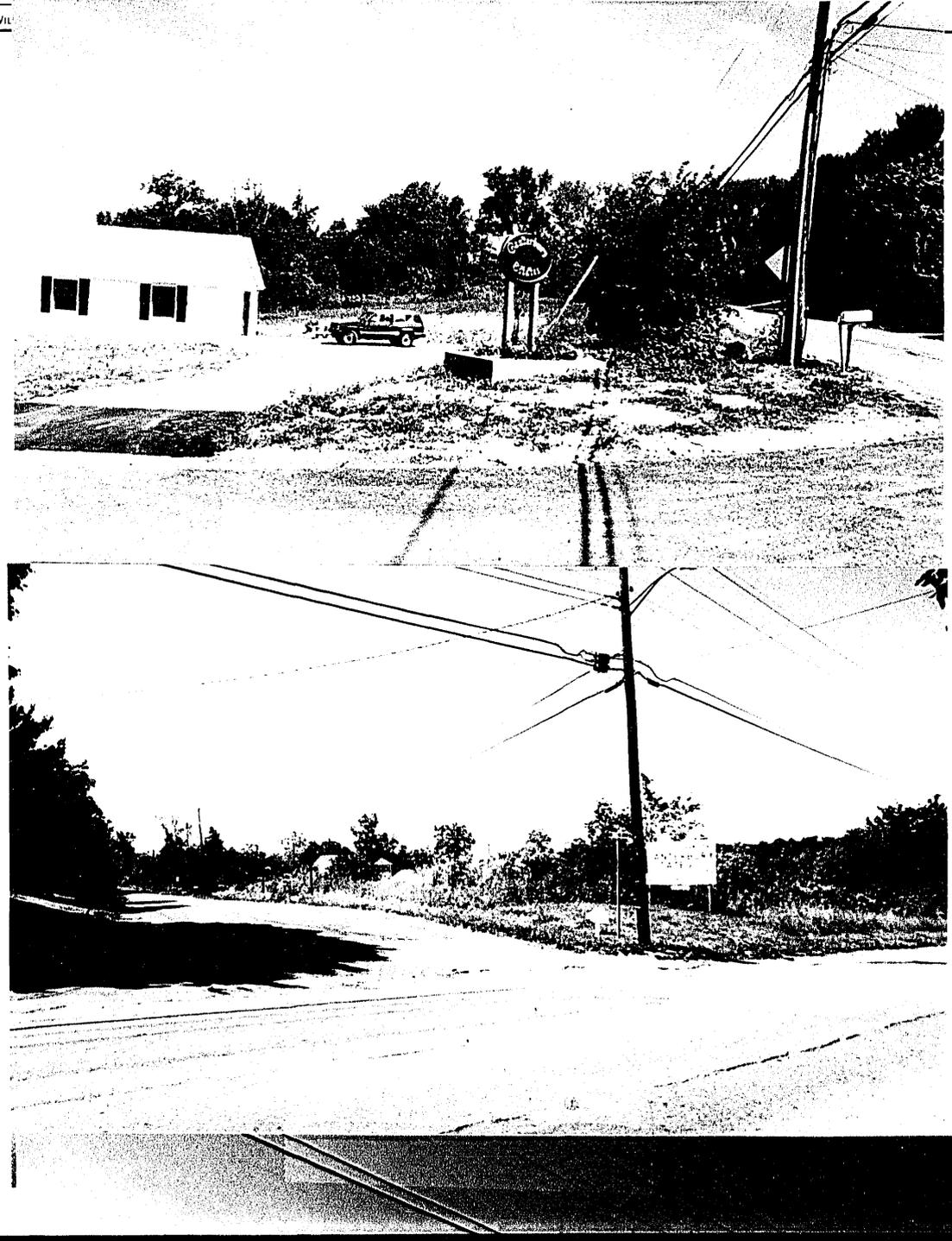
Fifty and 00/100 DOLLARS

For Zoning Board Variance #93-29

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CP# 1405</u>		<u>50.00</u>

By Pauline G. Townsend
Town Clerk



C/O 134 Carlo
34-1-12 W. si

50745	50.00	By	1800 (Vick)





#43-81 COON, Minnesota



Anthony.

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Cochi, Anthony

FILE # 93-29

RESIDENTIAL: \$50.00

COMMERCIAL: \$150.00

APPLICATION FOR VARIANCE FEE \$ 50.00 *paid 8/23/93*
ck # 1405

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 292.00 *paid 8/23/93*
ck # 1404

DISBURSEMENTS -

STENOGRAPHER CHARGES:

PRELIMINARY MEETING - PER PAGE *8/9/93 - 6 pages* \$ 27.00
 2ND PRELIM. MEETING - PER PAGE \$ _____
 3RD PRELIM. MEETING - PER PAGE \$ _____
 PUBLIC HEARING - PER PAGE \$ _____
 PUBLIC HEARING (CONT'D) PER PAGE \$ _____
 TOTAL \$ _____

ATTORNEY'S FEES:

PRELIM. MEETING-	_____	HRS.	\$	_____
2ND PRELIM.	_____	HRS.	\$	_____
3RD PRELIM.	_____	HRS.	\$	_____
PUBLIC HEARING	_____	HRS.	\$	_____
PUBLIC HEARING	_____	HRS. (CONT'D)	\$	_____
FORMAL DECISION	_____	HRS.	\$	_____
TOTAL HRS.	_____	@ \$	_____	PER HR.	\$ _____
				TOTAL	\$ _____

MISC. CHARGES:

_____ \$ _____
 TOTAL \$ _____

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

November 8, 1993

45

FORMAL DECISIONS:

A. Cochi, Anthony

MR. TORLEY: Move we accept the formal decision as written.

MR. HOGAN: Second it.

ROLL CALL

MR. TANNER	AYE
MR. HOGAN	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

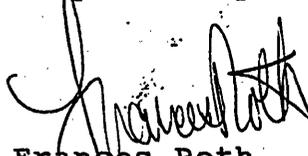
MR. LANGANKE: I make a motion we adjourn the meeting.

MR. TORLEY: Second it.

ROLL CALL

MR. TANNER	AYE
MR. HOGAN	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of
ANTHONY COCHI,

DECISION GRANTING
AREA VARIANCES

#93-29.

WHEREAS, ANTHONY COCHI, 15 Wayland Way, Rock Tavern, N. Y. 12575, has made application before the Zoning Board of Appeals in order to erect a 6 ft. high fence on his corner lot, contrary to Sections 48-14C(1)c[1] and 48-14A4 of the Supplementary Yard Regulations, said fence to be located on the above residential parcel in an R-1 zone; and

WHEREAS, a public hearing was held on the 13th day of September, 1993 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 no spectators appearing at the public hearing; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings 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 Sections 48-14C(1)c[1] and 48-14A4 of the Supplementary Yard Regulations pertaining to the construction of a fence which projects closer to the road than the principal structure. Specifically, the applicant is seeking to vary the provisions of Section 48-14(C)(1)(c)[1] which provides that a maximum permissible height of fences located between the principal building and the street or streets on which it fronts shall be 4 ft., except if a lower fence is required by Section 48-14B (an exception which is not relevant to the instant application). Further, the applicant is seeking to vary the provisions of Section 48-14A(4) which provide that no accessory building (which includes the fence in the front yard over 4 ft. high) shall project nearer to the street on which the principal building fronts than such principal building.

3. The evidence presented by the applicant substantiated the fact that a variance for an accessory building (which includes the fence in the front yard over 4 ft. high) which projects nearer to the street on which the principal building fronts than such principal building, contrary to Sections

48-14C(1)(c)[1] and 48-14A(4), would be required in order to permit construction of the proposed 6 ft. high fence in the front yards at his residential dwelling, which otherwise would conform to the bulk regulations in the R-1 zone.

4. The evidence presented by the applicant showed that applicant has a parcel of property which has three (3) front yards pursuant to Section 48-14B(2) and he cannot comply with the Supplementary Yard Regulations concerning fence height because his proposed fence is to be 6 ft. high and will be located in two of his front yards.

5. The evidence presented by the applicant indicated that his residential parcel has frontage on NYS Route 207, Bull Road and Wayland Way. Applicant is concerned with the traffic on three sides of his residential parcel and he fears for the safety of his family and pets since two of the roadways adjoining are well traveled roadways, with speed limits of 40 to 55 mph. Applicant and his family also have to deal with debris which is thrown from passing vehicles onto his property.

6. Applicant proposes to erect a 6 ft. high stockade fence along NYS Route 207 approximately 60 ft. back from the road and along Bull Road approximately 15 ft. back from the road. Such fence location will preserve the existing trees and shrubs along both roads as a buffer and to ameliorate the impact of the fence in said front yards.

7. The applicant stated that he has young children and two dogs and, due to his property having frontage on three roads, two of which are well traveled, he requires a 6 ft. high stockade fence for safety reasons. Applicant has considered a 4 ft. high fence and a chain link fence design but believes that neither will afford adequate protection for his children and pets. Applicant indicated that he requires a 6 ft. high stockade fence because traffic typically passes his home on NYS Route 207 at or above the posted 55 mph speed limit and traffic typically passes his home on Bull Road at or above the posted 40 mph speed limit.

8. Given the layout of the property with three front yards, there is no feasible location for 6 ft. high fencing to protect applicant's children and pets other than in two of said front yards. Applicant indicated that 6 ft. high stockade fencing is the minimum level of protection which he feels is required on this site.

9. The evidence presented by the applicant indicated that the neighborhood surrounding the subject site is devoted exclusively to residential uses and vacant residential lots.

10. Given the proximity of these residential lots to one or more well-traveled roads, the neighborhood seems to share a similar problem of protecting children and pets but the applicant, with frontage on three roads, appears to bear a more severe protection problem than some of his neighbors.

11. Given the safety issue in the neighborhood, and given the preservation of the existing trees and shrubs, and given the set back of the fence from the adjacent streets, it is the

finding of this Board that the applicant's proposed fence will not have an adverse effect on property values in the neighborhood.

12. It is the further finding of this Board that the proposed variance will not adversely impact the public health, safety and welfare.

13. The evidence presented by the applicant substantiated the fact that the impact on the neighboring properties from the fencing will be minimal and the protection which the fence will provide for both his children and the neighborhood children, who come over to play, will be greatly increased.

14. The evidence presented by the applicant further substantiated the fact that the requested variances, if granted, would not have a negative impact on the physical or environmental conditions in the neighborhood since such fencing appears to be appropriate in this residential neighborhood.

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 undesirable 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 variances are substantial in relation to the regulations for maximum fence height in the front yard, however, it is the conclusion of this Board that the granting of the requested substantial area variances is warranted here because of the fact that applicant has three (3) front yards, two of which are located on well-traveled roadways in the Town of New Windsor. Applicant has small children and pets and in view of the circumstances, 6 ft. fencing is warranted for safety reasons.

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 partially a self-created one. The layout of the subject residential lot fronting on three roadways is not a difficulty created by the applicant. The proposed solution, placing a 6 ft. high fence in two front yards, is a self-created difficulty but this Board finds that such solution is a reasonable balancing of applicant's needs with the community's needs and warrants the granting of the requested variances.

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 variances 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.

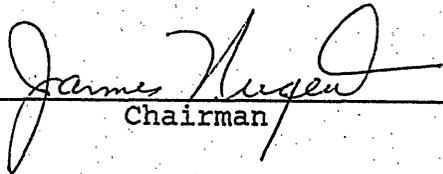
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT permission to applicant to construct a 6 ft. fence on his property in two front yards, contrary to Sections 48-14C(1)c[1] and 48-14A4 of the Supplementary Yard Regulations at the above location in an R-1 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: November 08, 1993.


Chairman

(ZBA DISK#9-101593.AC)

NEW WINDSOR ZONING BOARD OF APPEALS

file

-----X

In the Matter of the Application of
ANTHONY COCHI,

DECISION GRANTING
AREA VARIANCES

#93-29.

-----X

WHEREAS, ANTHONY COCHI, 15 Wayland Way, Rock Tavern, N. Y. 12575, has made application before the Zoning Board of Appeals in order to erect a 6 ft. high fence on his corner lot, contrary to Sections 48-14C(1)c[1] and 48-14A4 of the Supplementary Yard Regulations, said fence to be located on the above residential parcel in an R-1 zone; and

WHEREAS, a public hearing was held on the 13th day of September, 1993 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 no spectators appearing at the public hearing; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings 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 Sections 48-14C(1)c[1] and 48-14A4 of the Supplementary Yard Regulations pertaining to the construction of a fence which projects closer to the road than the principal structure. Specifically, the applicant is seeking to vary the provisions of Section 48-14(C)(1)(c)[1] which provides that a maximum permissible height of fences located between the principal building and the street or streets on which it fronts shall be 4 ft., except if a lower fence is required by Section 48-14B (an exception which is not relevant to the instant application). Further, the applicant is seeking to vary the provisions of Section 48-14A(4) which provide that no accessory building (which includes the fence in the front yard over 4 ft. high) shall project nearer to the street on which the principal building fronts than such principal building.
3. The evidence presented by the applicant substantiated the fact that a variance for an accessory building (which includes the fence in the front yard over 4 ft. high) which projects nearer to the street on which the principal building fronts than such principal building, contrary to Sections

48-14C(1)(c)[1] and 48-14A(4), would be required in order to permit construction of the proposed 6 ft. high fence in the front yards at his residential dwelling, which otherwise would conform to the bulk regulations in the R-1 zone.

4. The evidence presented by the applicant showed that applicant has a parcel of property which has three (3) front yards pursuant to Section 48-14B(2) and he cannot comply with the Supplementary Yard Regulations concerning fence height because his proposed fence is to be 6 ft. high and will be located in two of his front yards.

5. The evidence presented by the applicant indicated that his residential parcel has frontage on NYS Route 207, Bull Road and Wayland Way. Applicant is concerned with the traffic on three sides of his residential parcel and he fears for the safety of his family and pets since two of the roadways adjoining are well traveled roadways, with speed limits of 40 to 55 mph. Applicant and his family also have to deal with debris which is thrown from passing vehicles onto his property.

6. Applicant proposes to erect a 6 ft. high stockade fence along NYS Route 207 approximately 60 ft. back from the road and along Bull Road approximately 15 ft. back from the road. Such fence location will preserve the existing trees and shrubs along both roads as a buffer and to ameliorate the impact of the fence in said front yards.

7. The applicant stated that he has young children and two dogs and, due to his property having frontage on three roads, two of which are well traveled, he requires a 6 ft. high stockade fence for safety reasons. Applicant has considered a 4 ft. high fence and a chain link fence design but believes that neither will afford adequate protection for his children and pets. Applicant indicated that he requires a 6 ft. high stockade fence because traffic typically passes his home on NYS Route 207 at or above the posted 55 mph speed limit and traffic typically passes his home on Bull Road at or above the posted 40 mph speed limit.

8. Given the layout of the property with three front yards, there is no feasible location for 6 ft. high fencing to protect applicant's children and pets other than in two of said front yards. Applicant indicated that 6 ft. high stockade fencing is the minimum level of protection which he feels is required on this site.

9. The evidence presented by the applicant indicated that the neighborhood surrounding the subject site is devoted exclusively to residential uses and vacant residential lots.

10. Given the proximity of these residential lots to one or more well-traveled roads, the neighborhood seems to share a similar problem of protecting children and pets but the applicant, with frontage on three roads, appears to bear a more severe protection problem than some of his neighbors.

11. Given the safety issue in the neighborhood, and given the preservation of the existing trees and shrubs, and given the set back of the fence from the adjacent streets, it is the

finding of this Board that the applicant's proposed fence will not have an adverse effect on property values in the neighborhood.

12. It is the further finding of this Board that the proposed variance will not adversely impact the public health, safety and welfare.

13. The evidence presented by the applicant substantiated the fact that the impact on the neighboring properties from the fencing will be minimal and the protection which the fence will provide for both his children and the neighborhood children, who come over to play, will be greatly increased.

14. The evidence presented by the applicant further substantiated the fact that the requested variances, if granted, would not have a negative impact on the physical or environmental conditions in the neighborhood since such fencing appears to be appropriate in this residential neighborhood.

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 undesirable 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 variances are substantial in relation to the regulations for maximum fence height in the front yard, however, it is the conclusion of this Board that the granting of the requested substantial area variances is warranted here because of the fact that applicant has three (3) front yards, two of which are located on well-traveled roadways in the Town of New Windsor. Applicant has small children and pets and in view of the circumstances, 6 ft. fencing is warranted for safety reasons.

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 partially a self-created one. The layout of the subject residential lot fronting on three roadways is not a difficulty created by the applicant. The proposed solution, placing a 6 ft. high fence in two front yards, is a self-created difficulty but this Board finds that such solution is a reasonable balancing of applicant's needs with the community's needs and warrants the granting of the requested variances.

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 variances 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 permission to applicant to construct a 6 ft. fence on his property in two front yards, contrary to Sections 48-14C(1)c[1] and 48-14A4 of the Supplementary Yard Regulations at the above location in an R-1 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: November 08, 1993.


Chairman

(ZBA DISK#9-101593.AC)

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

93-29
Date: 8/20/93

I. ✓ Applicant Information:

- (a) Anthony & Joy Cochi, 15 Wayland Way, Rock Tavern, N.Y. 12575 496-9405
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) American Fence Co., Box 177, Campbell Hall, NY 10916 427-5894
(Name, address and phone of contractor/engineer/architect)
Frank Giraudi

II. Application type:

- Use Variance Sign Variance
 Area Variance Interpretation

III. ✓ Property Information:

- (a) R-1 15 Wayland Way 29-1-74 264' x 175'
(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? 6/23/93
- (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 ~~48-14C(1) Table of CL1~~ 48-14A 4 - Supplementary Yard Reqs. Regs., Col. _____.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
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) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

1) The fence is needed for the safety of my children and any of the neighborhood children that come to my house to play. The house is located off a principal road (55 MPH speed limit) which could be very hazardous if the children go up to the edge of the road to play or chase a ball. We need a six foot solid fence since a four foot is very easy for children to climb over. Also the solid fence with the 6ft height is needed to protect road debris from possibly hitting the children. (Rocks which could very easily shoot thru a chain link fence)
 see attachment

I ~~do~~ ^{do} not see the fence as posing any hazard since it will be located at least 60 ft from Rt. 207 and at least 15 ft from the edge of Bull Rd. This will not obstruct the view of road in any way. Also as the photos submitted illustrate trees and shrubs about the edge of the road (fence will be located behind trees). As far as detriment to the neighborhood or community, the fence is a top of the line white cedar stockade fence which will be erected with the nice side facing toward the street (cosmetically looks a lot nicer than chain link).

- 2) As discussed chain link does not provide the same protection from road debris and a 4ft fence is too easy for children to climb over (therefore not serving purpose).
- 3) No it is not substantial since I feel it does provide any negative effects to the area.
- 4) No adverse effect. Fence being professionally installed with cosmetic side outward.
- 5) No. Difficulty is created by environment (main roads). Main concern is welfare of children.

(You may attach additional paperwork if more space is needed)

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	_____	_____	_____

(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.)

As discussed fence to be installed will be behind trees, cosmetic side showing, professionally installed and will not obstruct any views

IX. Attachments required:

- Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- Copy of tax map showing adjacent properties.

~~COCHI, ANTHONY~~

MR. NUGENT: Request to construct a 6 ft. fence at premises 15 Wayland Way, Rock Tavern in an R-1 zone, contrary to Section 4814C(1)c 1 and Section 48-14A4 of Supplementary Yard Regulations.

Mr. Anthony Cochi appeared before the board for this proposal.

MR. COCHI: Basically, as I stated, the primary function is for the protection and safety of my children. Route 207 is a main road, you got a lot of debris flying off there. Bull Road, which is on my other side, I mean we found people toss stuff out windows like glass and debris and looking at 4 foot fence, I tried to weigh that option and I don't think that that is really going to give the protection that the 6 foot stockade would. I also considered the chain link obviously, if a bottle hits one of the posts, glass will come through the chain link. I did speak with my neighbors that are directly across, none of which have a problem with the 6 foot stockade style fence. I'm putting white cedar fence in with the posts on the inside therefore trying to avoid cosmetic disfigurement of the neighborhood and you know basically my main concern is the children and there safety and the protection also I guess it will serve somewhat as a further noise barrier from Route 207 whereas the other fence wouldn't provide that.

MR. LUCIA: What's the speed limit on 207?

MR. COCHI: 55 and Bull Road right on the side of me is 40 miles an hour so.

MR. LUCIA: Traffic goes at least the speed limit?

MR. COCHI: Or over, I think a little bit over actually.

MR. HOGAN: Can you refresh my memory, side yard the distance of the fence?

MR. COCHI: Right on the side yard, it's going to be a minimum of 15 feet from the road on the back end over the property which would be the part that goes out to the stop sign minimum of 60 feet so and it's on the inside. I provided photos in the file. There's no, there's trees that go all around, the trees would be located within the fence.

MR. LUCIA: Mr. Cochi has 3 front yards and this fence goes in two of them so one of the reasons he's here, 48-14 A 4 is because the fence is considered accessory building projecting closer to the street than the principal building which fronts on that road and the other section is because it's a 6 foot high fence erected between principal building and the street line.

MR. TORLEY: Just for my etification, if it is a 4 foot fence even in the front of the house, you're saying he'd still be in violation of one of the codes?

MR. LUCIA: 48-14C 1 C 1 says fences not over 6 feet in height may be erected anywhere on the lot except between the principal building and the street or streets from which it fronts.

MR. TORLEY: No fence is allowed in the front yard? That doesn't make sense.

MR. LUCIA: Not over 6 feet in height. That is the amendment of June of '88. Maybe under the new law you can't have any fence, it seems to say that literally.

MR. BABCOCK: I think you need to read more than one section of the code to understand it. That is a subsection that I think you're reading of the code. There's a couple different subsections there so you need to read the first section before you get to the second section to make you understand the second one. If you want, I can pull it right out of the code 4814.

MR. TORLEY: I just want to make sure.

MR. BABCOCK: You're allowed a 4 foot fence in the front yard. The only place you're not allowed is 30 feet at the 30 feet at an angle for sight obstructions

can't be more than 30 inches at that point.

MR. LUCIA: We discussed it last time about the triangle. Do you feel an undesirable change would be produced in the character of the neighborhood or detriment created by granting you this area variance?

MR. COCHI: No, I don't.

MR. LUCIA: What is the character of the neighborhood?

MR. COCHI: It's totally residential.

MR. LUCIA: Is it all developed or still--

MR. COCHI: There's still a lot of vacant lots, there's 16 lots altogether of which only 5 have been developed.

MR. LUCIA: But that is all zoned R-1?

MR. COCHI: Yes.

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

MR. COCHI: Like I said, no.

MR. LUCIA: I Guess maybe you can put up a 4 foot fence but that would not meet your needs?

MR. COCHI: No, I don't feel, I don't think that it would provide the protection to my children. I also have all the other neighbors kids coming over to play at my house.

MR. LUCIA: You mentioned that you also had some animals?

MR. COCHI: Yes, I have two dogs also but 4 foot would probably be fine for them but the, well, yeah I know the puppy when I had the child proof fence which is 36 inches was jumping over it all the time so additional foot, especially since it's got the in between bar

which has slats, he will definitely go over that.

MR. LUCIA: Is the requested area variance substantial that is in terms of numbers?

MR. COCHI: No.

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

MR. COCHI: No.

MR. LUCIA: Is this difficulty self-created?

MR. COCHI: I don't think so. In a way, my concern is protection of the children, I don't know if it is self-created in that it's got pros and cons obviously yes, you could you say that yeah, I could go up with a 4 foot fence or whatever, kids, I have a 6 year old that is constantly getting into mischief. I put up a 4 foot fence is not going to stop him from going onto 207 either or his friends. It's a brand new house, they have already been pitching rocks up on the roof so he is a very active 6 year old and I spared you guys, I was going to bring him tonight but I didn't want to make it a free-for-all.

MR. LUCIA: The layout of the property is not self-created, putting up the fence but you're doing what you can to get it approved by coming to this board, thank you.

MR. NUGENT: Did we need to open the public hearing?

MR. LUCIA: Yes, you still have to ask.

MR. NUGENT: We have to open it up to the public. Seeing that there's no one, we'll close the public hearing and open it back up to the board for any further questions or comments. If not, we'll accept a motion.

MR. HOGAN: So moved.

September 13, 1993

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MR. TANNER: Second it.

ROLL CALL

MR. TANNER	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE
MR. HOGAN	AYE

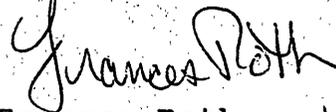
MR. TANNER: I move we adjourn.

MR. LANGANKE: Second it.

ROLL CALL

MR. TANNER	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE
MR. HOGAN	AYE

Respectfully Submitted By:



Frances Roth
Stenographer

9/24/93

Date 8/13/93, 19.....

TOWN OF NEW WINDSOR

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

TO Frances Roth 389 Morris Hill Rd DR.
New Windsor NY 12553

DATE

CLAIMED

ALLOWED

DATE		CLAIMED	ALLOWED
8/9/93	Zoning Board Meeting	75	00
	Misc 3		
	Cochi - 6 27.00		
	MStony - 5 22.50		
	mCarville - 4 - 18.00		
	AF&F - 16 - * 72.00		
	Carrea - 1 - 4.50		
	<u>35pp</u>	157	50
		<u>232</u>	<u>50</u>

August 9, 1993

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PRELIMINARY MEETING:

COCHI, ANTHONY

MR. TORLEY: First preliminary meeting is for Anthony Cochi request to construct 6 foot fence contrary to Section 48-14C(1)[1](structures located closer to road than principal building) at 15 Wayland Way, Rock Tavern in R-1 zone.

Mr. Anthony Cochi appeared before the board for this proposal.

MR. TORLEY: Tell us what you want to to.

MR. COCHI: Basically, I have photos of the house, I mean basically I think the concern might be of obstruction of the view to the main road.

MR. LUCIA: That is one of the issues, you actually I guess have three front yards from the way it appears, you have roads on three sides of your property, is that accurate?

MR. COCHI: Yes,

MR. LUCIA: You have to meet the front yard setback on all of those. On none of those three sides is the fence allowed to project closer to the road than your building.

MR. COCHI: Basically, it's an acre lot obviously and you know I wanted the fence for the kids, I have three kids that run around and play and so forth and I guess to erect the fence that is 40 feet wide is kind of small in consideration of the lot size. The fence would not be located on I mean first of all, as you can see in the photos, there's no obstruction of view, the fence would be beyond all trees going around, it would not come on to the road. It is solely for the rear end of the house which abuts Bull Road and Route 207.

MR. LUCIA: Just pass them around for the board members. The fence I assume is set back at least ten feet from your lot line?

August 9, 1993

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MR. COCHI: Exactly, off of 207, we left a 60 foot bunch of trees just for sound barrier so the fence would be on the other side of that 60 foot of trees so obviously it's nowhere near the road there and on the opposite side there's a good, on the Bull Road side, there is a good 15 feet from the road just the shrubs and so forth also. When you look at the photos, you'll see that obviously even putting the 6 foot high fence up it does not obstruct the view anymore than the trees all around the edges.

MR. TORLEY: Your house actually faces Wayland Road.

MR. COCHI: The front of the house is on Wayland, rear end of the house faces towards 207 with the garage facing out towards Bull. I took some front shots off 207 which show Canterbury Estates which shows you can't even see the physical house.

MR. TORLEY: I didn't even know that it was in there. You'll be happy to have that belt of trees.

MR. COCHI: Exactly, that is why we left it there but my concern is the kids and I have two dogs and I don't want them going out.

MR. TORLEY: You can put a 4 foot high fence anywhere you want.

MR. COCHI: Well, I guess.

MR. TORLEY: You wouldn't be here for that.

MR. COCHI: The dogs are big dogs and I don't want to take a chance of them jumping.

MR. LUCIA: We should probably explore the obstruction of view issue. If you took a triangle at any of your points that involve road frontage, and took from that corner a 30 foot measurement in each direction so your two legs are back 30 feet within that triangle the 2 road legs being 30 feet each, your not allowed anything higher than 30 inches, the setback far enough on each of the corners to comply with that requirement.

August 9, 1993

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MR. COCHI: Okay off of the, how would the triangles run?

MR. LUCIA: Each corner of the lot go 30 feet in each direction along each of your property lines and the triangle bounded by those two, 30 feet legs require nothing higher than 30 inches.

MR. COCHI: On this end we're going to be 60 feet off so.

MR. LUCIA: That one will certainly clear.

MR. BABCOCK: You're 60 feet from Route 207 and the front yard.

MR. COCHI: Front yard we're not going in the front at all.

MR. BABCOCK: His house is 55 feet off the road, this fence is in the back yard so 55 feet this way and then 30 feet this way would definitely give you an angle so it doesn't appear that he would obstruct.

MR. COCHI: The intent is not to obstruct view.

MR. LUCIA: As long as all the other offsets are over ten feet from the property line there's no separate variance requirement there.

MR. TORLEY: Three front yards, the gentleman is stuck, he can't put up a fence without them.

MR. COCHI: With that size property, I understand the rule absolutely and I'm all for it but you know with a fact that you already have obstructions, you already have all the trees and there's no view from the principal road and obviously the Town maintains they cut it down within ten feet anyway I guess for the view, the fence is going to be way beyond that.

MR. TORLEY: Again, you might want to ask yourself do you need the 6 foot for your security purposes?

August 9, 1993

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MR. COCHI: I kind of think so.

MR. TORLEY: If you just made 4 foot high fence, you wouldn't have to come here and spend the money.

MR. COCHI: I'm kind of concerned with the dogs, they are two show dogs.

MR. TORLEY: It's obvious that you have to my mind the shape of the lot does create unusual conditions.

MR. LANGANKE: Are you having it professionally done?

MR. COCHI: Yes, American Fence Company which has submitted an estimate we had him draw up the little design. I'm not doing it myself.

MR. TORLEY: Chain link?

MR. COCHI: It's going to be stockade, white cedar stockade.

MR. HOGAN: What kind of dogs?

MR. COCHI: Simois.

MR. LANGANKE: Runs right down to the ground the fencing.

MR. COCHI: Yeah, it's going to be probably about an inch off the ground so it doesn't rot.

MR. TORLEY: Any questions? I'll accept a motion to set him up for a public hearing.

MR. HOGAN: So moved.

MR. TANNER: Second it.

ROLL CALL

MR. HOGAN	AYE
MR. LANGANKE	AYE
MR. TORLEY	AYE
MR. TANNER	AYE

August 9, 1993

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MR. LANGANKE: How big is the lot?

MR. COCHI: Slightly over an acre.

MR. TORLEY: The lawyer will explain to you what legal case you have to make to justify if a variance is needed.

MR. LUCIA: In addition to the one appearing on the agenda which is Section 48-14 C (1) c[1], also we'll need a variance from Section 48-14A 4, both to the same effect that you have a fence that projects forward of the building lot. That is an area variance application. I'm going to give you a copy of Section 267B of the Town Law just put a little arrow in the margin next to the paragraph that lists the standard this board has in granting you the area variance you seek. Basically, the board 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 standard. There are 5 specific issues that you need to speak to in order to carry that burden of proof when you come back be prepared to speak to each of those 5 issues. I'd appreciate it. Pat just gave you an application instruction sheet which is self-explanatory but if you have any questions it or need help filling it out, give Pat a call. You need to return that to Pat along with two checks, both payable to the Town of New Windsor. The first one is for \$50 application fee and second for \$292 deposit against Town consultant review fees and various disbursements the Town has in your application. And when you return that, we'll set you up for public hearing, you'll have to get a list from the assessor, people to notify neighbors within 500 feet et cetera.

MR. TORLEY: Also be a good idea to talk to your neighbors and tell them what you want because the formal legal notice is not very informative so to tell them just putting up a fence in your yard makes a difference.

August 9, 1993

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MR. COCHI: Basically I have three neighbors so it is not a whole bunch of neighbors to talk to one person right across the street and there's two houses right off Bull so all right, thank you.

MS. BARNHART: Can we keep these?

MR. COCHI: Yes.

MR. LUCIA: Bring along a copy of your deed and copy of your title policy, if you would please. We'll return them to you. I need to take a look at them at the public hearing and if you are satisfied with those photographs, we don't need any additional photos.

MR. COCHI: Thank you very much.

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

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

Anthony Cochi,

Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

#93-29.

-----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 Aug. 27, 1993, I compared the 17 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
27th day of August, 1993.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984066
Commission Expires July 15, 1995

(TA DOCDISK#7-030586.AOS)

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. 29

Request of Anthony & Joy Cochi

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of 6ft. fence contrary to

Section 48-14C(1)(c)(i) and Section 48-14A 4 of the
Supplementary Yard Regs.
being a VARIANCE of

Section 48-14C(1)(c)(i) and Section 48-14A 4

for property situated as follows:

15 Wayland Way, Rock Tavern, N.Y.

Known as tax lot Section 29-BLK. 1-Lot 74.

SAID HEARING will take place on the 13th day of
September, 1993, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

James Nugent
Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

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August 25, 1993

Anthony Cochi
15 Wayland Way
Rock Tavern, NY 12575

Re: Tax Map Parcel: 29-1-74

Dear Mr. Cochi:

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 \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's office.

Sincerely,

Leslie Cook
LESLIE COOK
Sole Assessor

LC/cp
Attachments
cc: Pat Barnhart

NYS Dept. of Transportation, Airport Director
Stewart International Airport
1035 First Street
New Windsor, NY 12553

Keesler, James T. & Susan
Vance Drive
Rock Tavern, NY 12575

Rist, William L. Jr. & Barbara F.
Vance Drive
Rock Tavern, NY 12575

Johnson, Beatrice
Bull Road
Rock Tavern, NY 12575

Colesanti, Thomas
Route 207
Rock Tavern, NY 12575

Polen, John W. & Linda
Bull Road
Rock Tavern, NY 12575

Terry, Tyree & Geneva
Bull Road
Rock Tavern, NY 12575

Grippe, Pasquale &
Grippe, Denise Schultz
PO Box 234
Marble Hill, MO 63764

Bradbury, Robert & Janet
Bull Road
Route 207
Rock Tavern, NY 12575

Garspach, Steven & Leonora
Bull Road
Rock Tavern, NY 12575

Leahey, Raymond K. & Jo Ann F
5 Sheafe Circle
Rock Tavern, NY 12575

Gudat, John F. & Lynn G.
6 Sheafe Road
Rock Tavern, NY 12575

Sheafe, Wayland H. & Joy C.
Route 207
Rock Tavern, NY 12575

Constantini, Charles & Kathleen &
Boyle, Theresa
16 Wayland Way
New Windsor, NY 12553

Sheafe, Dawn M. & Wayland H. & Joy C.
Box 21
Route 207
Rock Tavern, NY 12575

Schepper, William A. & Carol A.
7 Wayland Way
Rock Tavern, NY 12575

Nadas, Linda Rahl & Arthur
Bull Road
Rock Tavern, NY 12575

Prelim.
Aug. 9th - 1993.
#93-29.

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: JULY 23, 1993

APPLICANT: ANTHONY COCHI
15 WAYLAND WAY
ROCK TAVERN, N.Y. 12575

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED: JULY 23, 1993
FOR (BUILDING PERMIT): TO CONSTRUCT A 6FT. WOOD STOCKADE FENCE.
LOCATED AT: 15 WAYLAND WAY

ZONE: R-1

DESCRIPTION OF EXISTING SITE: SECTION: 29, BLOCK: 1, LOT: 74
ONE FAMILY HOUSE

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 6FT. WOOD STOCKADE FENCE WILL PROJECT CLOSER TO ROAD THAN PRINCIPAL BUILDING.

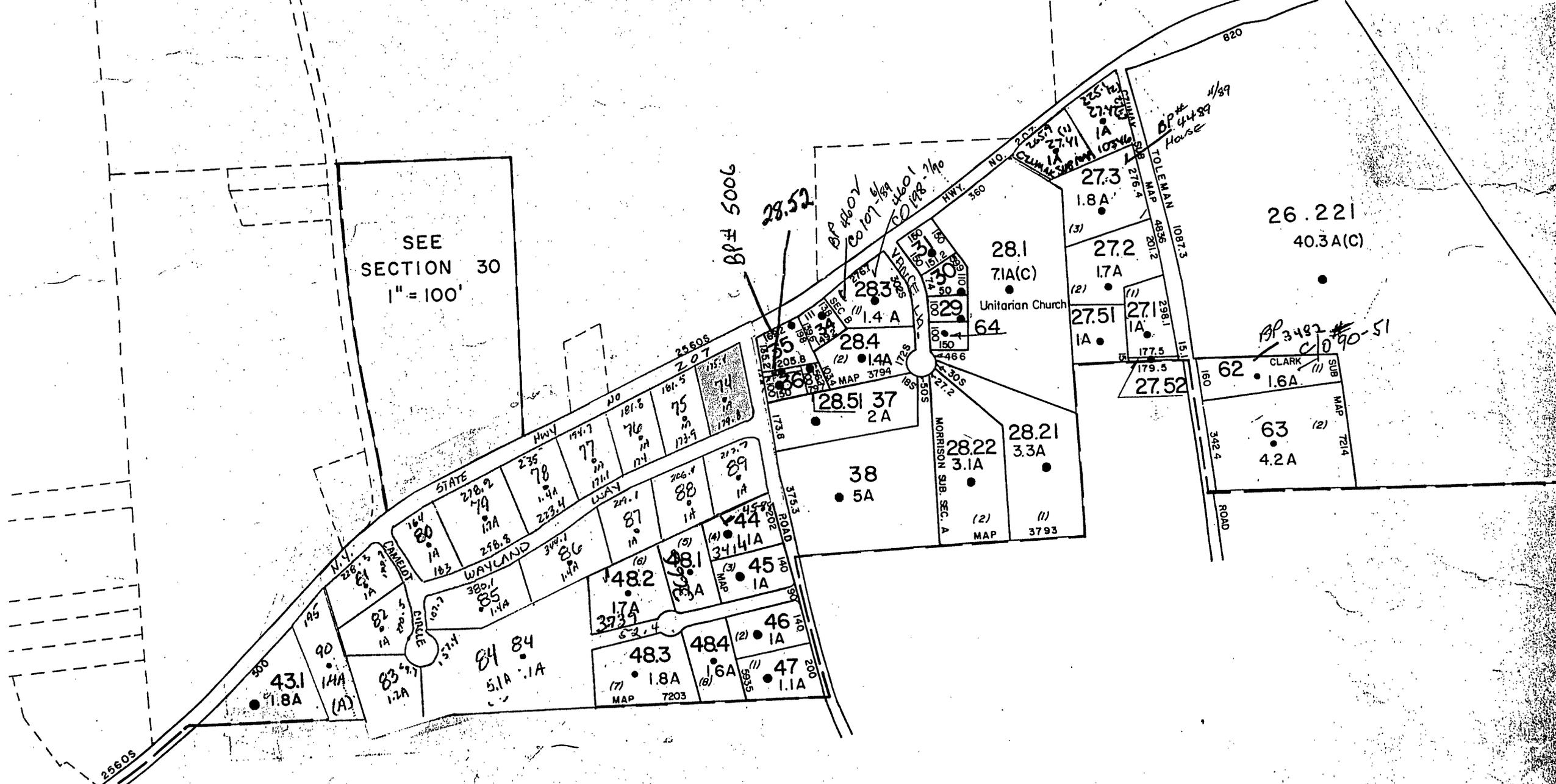
Shirant Jivi

BUILDING INSPECTOR

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE: R-1	USE 48-14 C-(1)&[1]	

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 CERTIFICATION OF OCCUPANCY OR A CERTIFICATE OF COMPLIANCE AND THERE IS A FEE FOR THIS

Name of Owner of Premises ANTHONY + JOY COCHI
Address 15 WAYLAND WAY P.O. BOX 4 Phone 496 - 9405
ROCK TAVERN NY 12575
Name of Architect AMERICAN FENCE CO (FRANK GIARDIN)
Address CAMPBELL HALL NY Phone 427 - 5894
Name of Contractor FRANK GIARDIN
Address SAME AS ABOVE Phone SAME AS ABOVE
State whether applicant is owner, lessee, agent, architect, engineer or builder.....
If applicant is a corporation, signature of duly authorized officer.

.....
(Name and title of corporate officer)

1. On what street is property located? On the CORNER BULL RD side of Rte. 207

BEFORE 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.
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Name of Owner of Premises ANTHONY + JOY COCHI
 Address 15 WAYLAND WAY P.O. BOX 4 Phone 496-9405
~~ROCKY HAVEN NY 13825~~
 Name of Architect AMERICAN FENCE CO. (FRANK GIARDIN)
 Address CAMPBELL HALL NY Phone 427-5894
 Name of Contractor FRANK GIARDIN
 Address SAME AS ABOVE Phone SAME AS ABOVE
 State whether applicant is owner, lessee, agent, architect, engineer or builder.....
 If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the CORNER BULL RD side of Rte. 207
(N.S.E. or W.)
and.....feet from the intersection of.....
2. Zone or use district in which premises are situated Is property a flood zone? Yes..... No.....
3. Tax Map description of property: Section 29 Block..... Lot 74
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 Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....
Is this a corner lot?.....
7. Dimensions of entire new construction: Front..... Rear..... Depth..... Height..... Number of stories.....
8. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms..... Baths..... Toilets.....
Heating Plant: Gas..... Oil..... Electric/Hot Air..... Hot Water..... 6' Stockade
If Garage, number of cars..... Five
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use
10. Estimated cost..... Fee.....
(to be paid on this application)
11. School District

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.

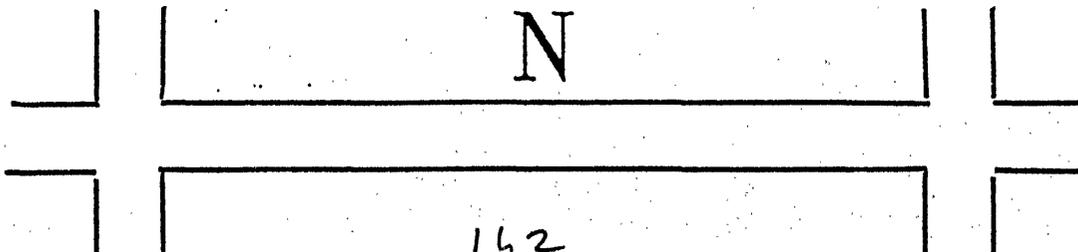
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein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

.....
(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.



APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

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

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

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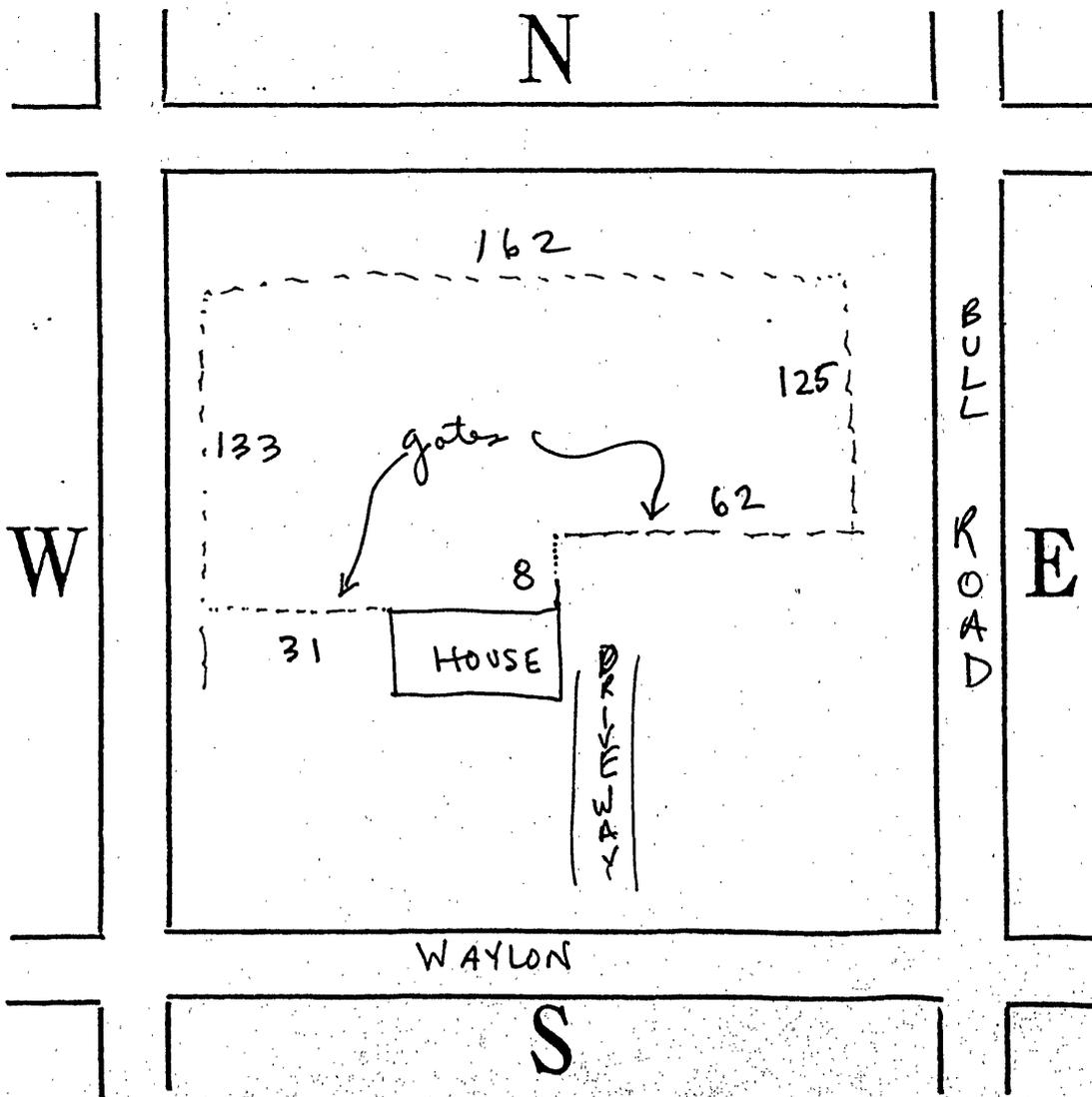
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(Signature of Applicant)

(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.



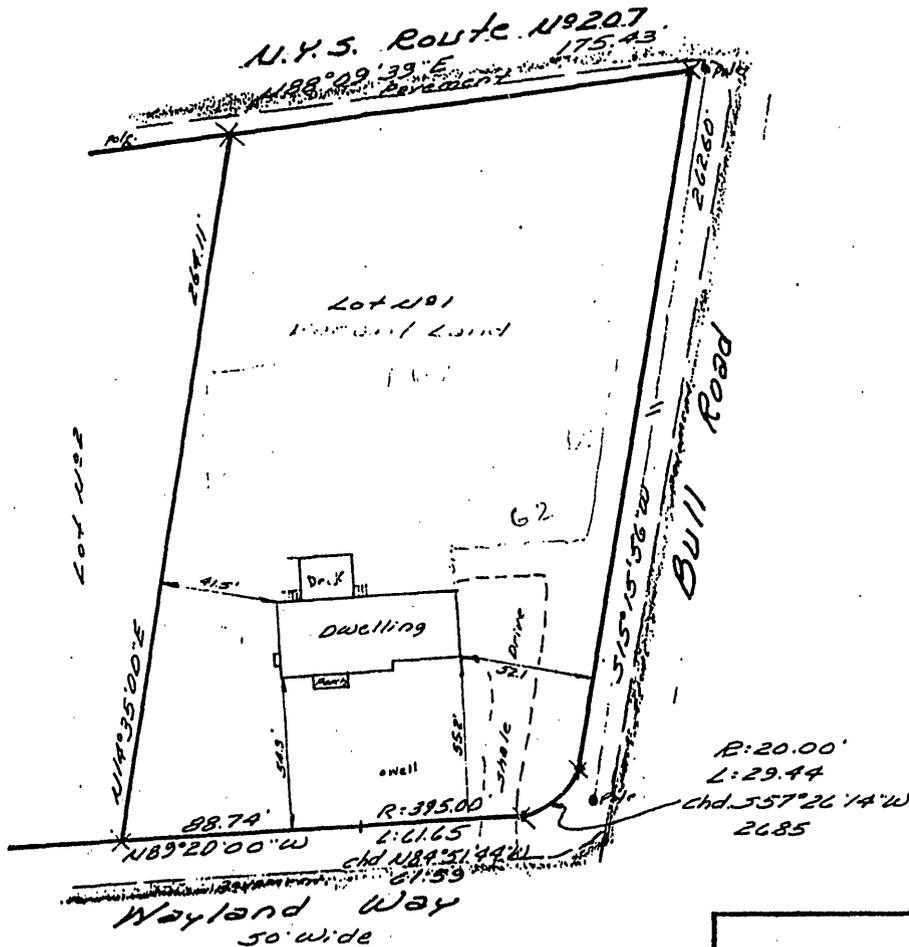
Washburn Associates
 44-52 Route 9W
 New Windsor, N.Y. 12550

Map Reference:
 "Wayland H. & Joy C. Sheefe"
 Filed June 3, 1991
 Map No 10,237

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

"Only copies from the original of this survey marked with an original of the land surveyor's inked seal or his embossed seal shall be considered to be valid true copies."

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."



Joy C. Sheefe
 Midwest Mortgage Corporation
 its successors and/or assigns.
 TRU Title Insurance Company of New York, Inc.

Certified true and correct as shown hereon.

Ronald A. Washburn
 L.S. No. 48368

SURVEY MAP FOR

Anthony Cochi
 Joy Cochi

SCALE: 1"=50'	APPROVED BY: 29-1-74	DRAWN BY
DATE: May 5, 1993		REVISED
Town of New Windsor Orange Co., N.Y.		
Final location June 11, 1993		DRAWING NUMBER 2207-A

COCHI

July 19 93



Tony Cochi

6' tall stockade fence to be installed
Sections are 8' long. 100% white cedar
pickets & (3) back rails are white cedar. Pressure
treated 4x4 posts to be used. All posts
to be back filled & tamped.

Frank H. Girardin