ZB# 94-17

Edward Ardizzone

19-4-16

Prelim.
May 23, 1994

#94-10 - Ardizzone, Edward - area
(Pool & Deck)

Need copy of:
1. Deed ✓
2. Title Report —
3. Photos - ✓
4. Fees: 1. 50.00 Pd.
2. 292.00 Pd.

Applicant has paperwork - 6.

Motion to schedule P.H. - Notice to Sentinel 6/1/94.
Letters out 6/2/94.

Public Hearing:
June 27, 1994.
Area Variance approved

CO#219 - Sam M. 11 Sparta Mgmt

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

GENERAL RECEIPT

May 26 1994

Received of Edward Ardizzone $ 50.00

Fifty and 00 DOLLARS

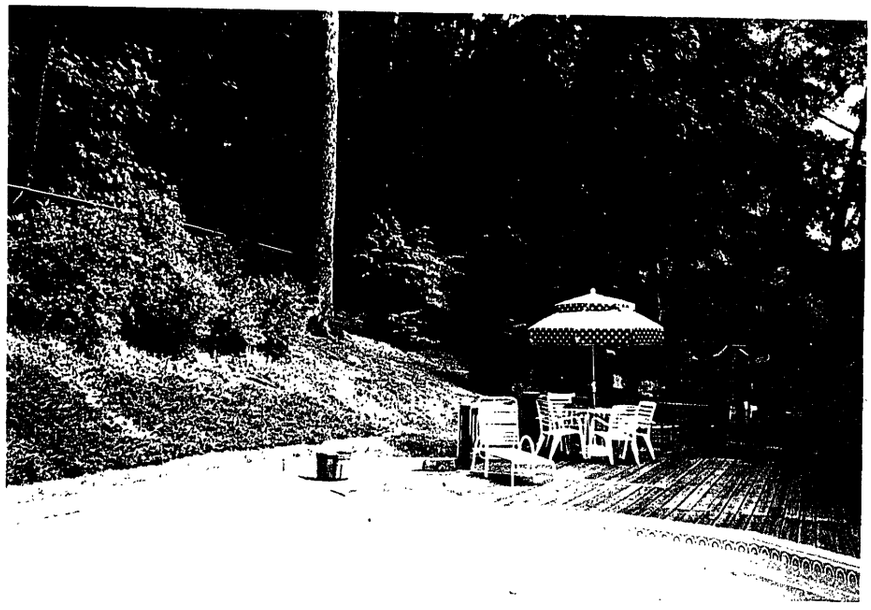
For ZBA App. Fee #94-17/00

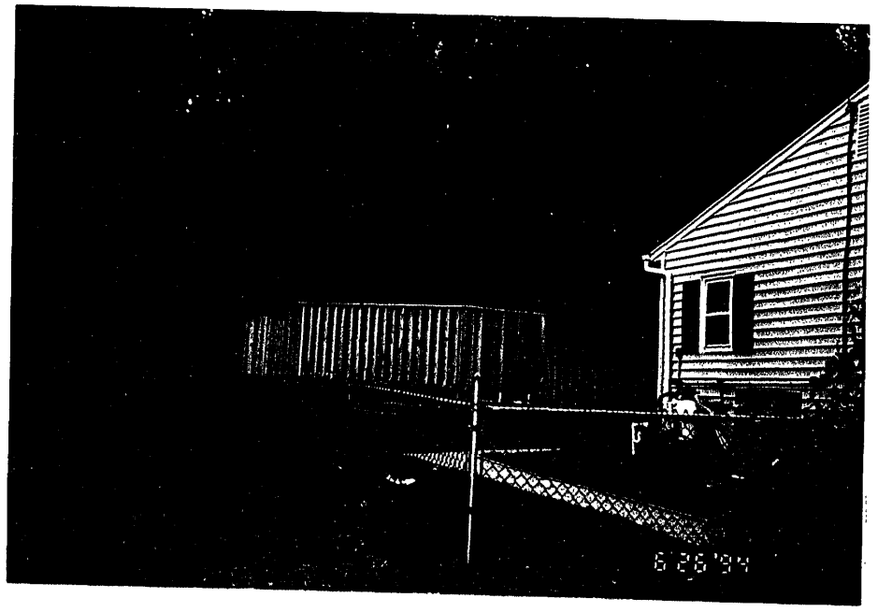
DISTRIBUTION

FUND	CODE	AMOUNT
CR 1955		50.00

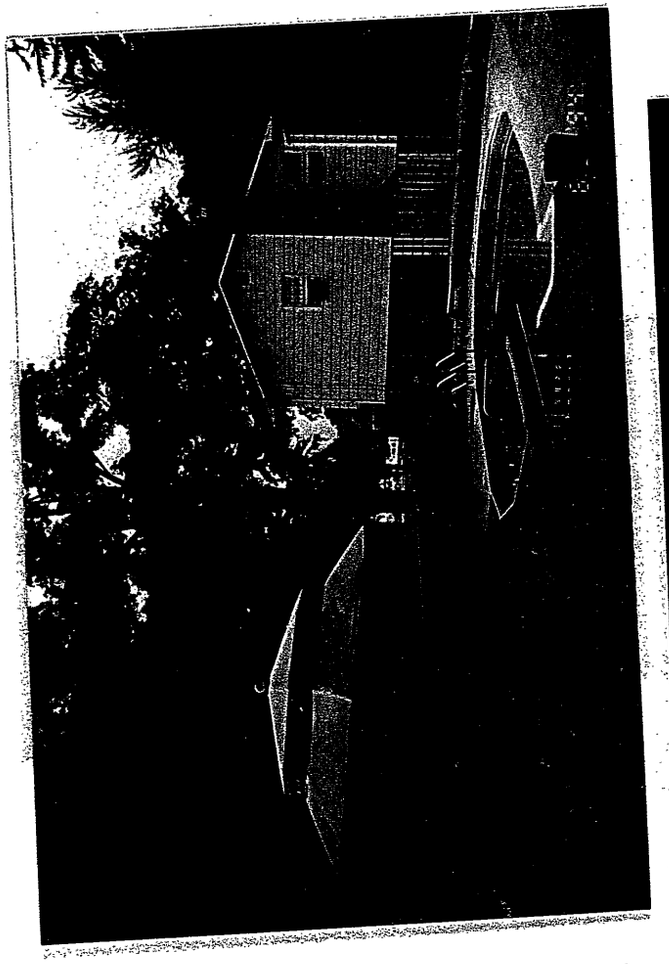
By Dorothy Hansen
Town Clerk
Title

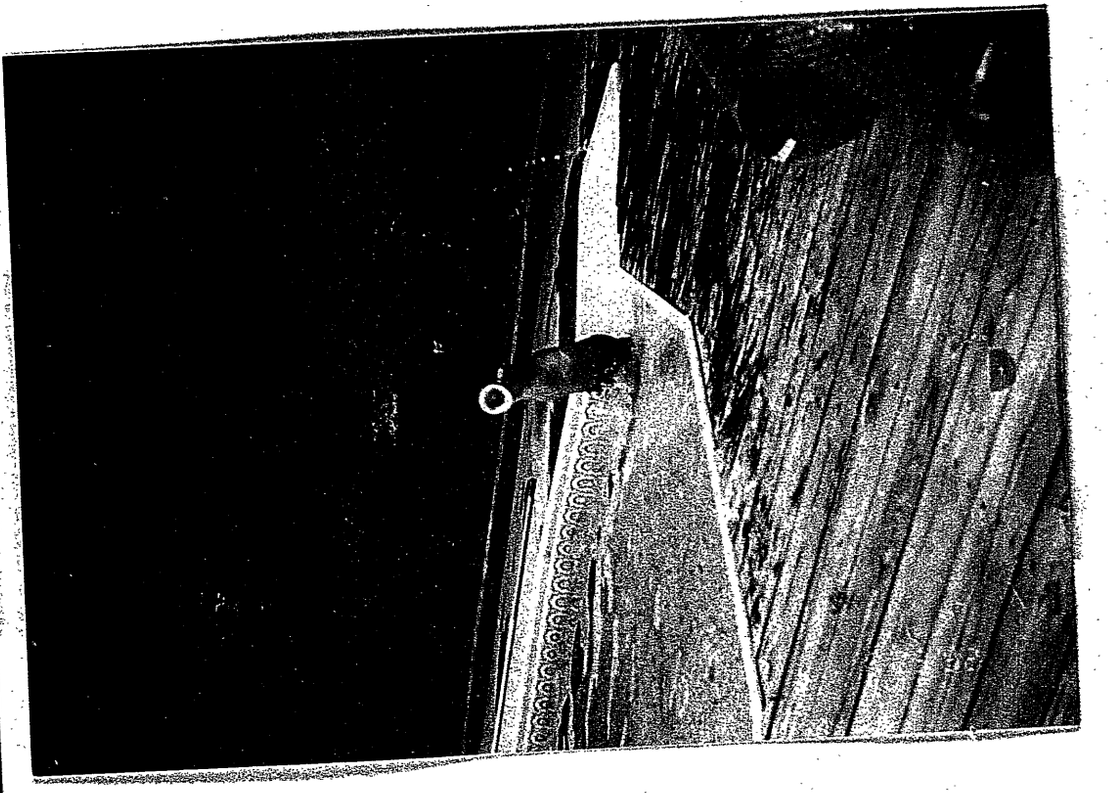
© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564





(Pool & Deck)





NEW WINDSOR ZONING BOARD OF APPEALS 19-4-16

----------x

In the Matter of the Application of

EDWARD ARDIZZONE,

DECISION GRANTING AREA VARIANCE

#94-17.

----------x

WHEREAS, EDWARD ARDIZZONE, residing at 172 Quassaick Avenue, New Windsor, N. Y. 12553, has made application before the Zoning Board of Appeals for a 4 ft. rear yard variance for an existing deck and a 1 ft. fence height in variation of Section 48-21G(2) of the Supplementary Use Regulations located at the above address in an R-4 zone; and

WHEREAS, a public hearing was held on the 27th day of June, 1994, before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, applicant appeared in behalf of himself; and

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

WHEREAS, there were no spectators to speak and there was no opposition to the application before the Board; 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 presented by the applicant showed that:

(a) The property is in a one-family residential neighborhood.

(b) There are decks similar to the applicant's in the immediate area.

(c) The fence is required by state law since there is a pool on the property and it is required that a 4 ft. high fence be erected around the pool for safety.

(d) The existing fence is 4 ft. high which complies with the New York State regulation but does not comply with the New Windsor Zoning code which requires a 5 ft. high fence.

(e) The ground where the fence is located is severely sloped and is bounded in the back by woods. The area is not readily accessible by human beings and the slope of the ground makes the fence in effect much higher than it would normally be.

(f) The variance requested for the deck is

approximately 5%.

(g) The fence and deck for which variances are sought are already in place and existing and have been so for many years.

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

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties. The conditions for which the variance is sought are existing and have existed for some time.

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 is not substantial in relation to the town regulations.

4. There will be no adverse impact to the neighborhood since given the slope of the ground, the existing 4 ft. high fence is a more effective barrier than a normal 4 ft. high fence on level ground would be.

5. The difficulty the applicant faces in conforming to the bulk regulations is a self-created hardship because the applicant constructed the deck and fence but the granting of variances is nevertheless justified because the deck created is consistent with the neighborhood and the fence around the pool is an effective barrier as is required by state and local law.

6. It is the finding of this Board that the benefit to the applicant, if the requested area variance is 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 variance is 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 variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 4 ft. rear yard variance for existing deck and 1 ft. fence height in variation of Section 48-21G(2) of the Supplementary Use Regulations at the above residence in an R-4 zone, as sought by the applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER,

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

Dated: October 24, 1994.

James Nugent
Chairman

(ZBA DISK#12-092894.EA)

ARDIZZONE, EDWARD

MR. NUGENT: Request for 4 ft. rear yard for existing deck and 1 ft. fence height variance, Section 48-21G(2) of the Supplementary Use Regulations at residence located at 172 Quassaick Avenue in R-4 zone.

Mr. Edward Ardizzone appeared before the board for this proposal.

MR. TORLEY: The fence variation is the fact that the fence is tall in the back but you feel you need that because of the sloping ground to screen and be protective for the pool.

MR. ARDIZZONE: To screen.

MR. TORLEY: In order to be a sufficient safety measure for the pool, you need a fence of that height?

MR. ARDIZZONE: I'm sorry?

MR. TORLEY: Fence in the back you're asking for is taller?

MR. ARDIZZONE: Yeah, it's four foot and we had a debate four foot, five foot.

MR. TORLEY: Five foot.

MR. KANE: It's a four foot which is permitted for New York State but New Windsor wants five, if I remember correctly.

MR. BABCOCK: That is correct.

MR. ARDIZZONE: And then the other part of what I am applying for is I guess I'm two feet, my deck is two feet outside the property line.

MR. TORLEY: Two feet closer to the property line?

MR. ARDIZZONE: Yes.

MR. KRIEGER: It's on your property, just uses up too

much space.

MR. ARDIZZONE: No, it is not that. See where the fence goes, well Resnick is behind me but at this point--

MR. KANE: This is where you need the variance for?

MR. ARDIZZONE: From the end of it to where the property line stops up here. But I made all the improvements for the people that are purchasing the house you know on the deck I could have put any kind of railing up.

MR. TORLEY: Andy, I have a question for you on the fence variation. Can we so structure the variance if that particular fence has to be replaced it would be replaced with one of five foot rather than four foot, sooner or later it has to come down but the variance runs forever. Can we write the variance so that when it's replaced, it's replaced with one that is five feet rather than four?

MR. HOGAN: How do you enforce that?

MR. NUGENT: We can't.

MR. KRIEGER: Well, the problem is that the variance runs with the land and you can't limit it to a particular owner. You can limit it in time that is about the only way that you can.

MR. TORLEY: You're giving a variance for a structure but if the structure comes down, you have to put it back up properly. You can't do it that way?

MR. KRIEGER: No because the variance goes with the land so you'd have the, he would have those same rights that he got from the variance.

MR. TORLEY: My purpose is, I'm not trying to cause you a problem, sooner or later the fence is going to come down and I'd like to see it five feet for safety and around the pools, rather than four, I'm just trying to see we can so structure it so it won't interfere with

you but you see there is no practical way to do that.

MR. HOGAN: I don't know how you could, another owner is not aware of the details of it, the thing needs to be repaired, he repairs it and replaces it the same way.

MR. KRIEGER: He can't do it that way.

MR. TORLEY: The only way to do that, you can do it would be if the present owner wrote something into the deed into his transfer of the deed.

MR. BABCOCK: But we don't follow deed restrictions.

MR. KRIEGER: Problem is that that is not going to, number one, the Zoning Board has no power to compel them to put anything in the deed and number two, even if it were, the Zoning Board has no power, has no enforcement powers anyway but even with that, how would they know?

MR. TORLEY: I have no problem with granting the gentleman his variance as requested. I was just trying to see if there was some way in the future when it's reconstructed it's done to five feet but there's no way to do it.

MR. KRIEGER: Other than limiting it to time.

MR. KANE: Limiting of time is no good cause they'll just a make a change no matter what.

MR. KRIEGER: Problem is time limitations of course is the enforcement thereof.

MR. NUGENT: Are there's no way to enforce it. I'll accept a motion.

MR. TORLEY: I move we grant the requested variances.

MR. HOGAN: Second it.

ROLL CALL

MR. KANE	AYE
MR. HOGAN	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK
----------x
In the Matter of Application for Variance of

Edward Ardizzone,
Applicant.

AFFIDAVIT OF
SERVICE
BY MAIL

#94-17.
----------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 June 2, 1994, I compared the 32 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
2nd day of June, 1994.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1995

(TA DOCDISK#7-030586.AOS)

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

1763

32

May 20, 1994

Mr. Edward Ardizzone
172 Quassaick Avenue
New Windsor, NY 12553

Re: Tax Map Parcel #19-4-16 Variance List

Dear Mr. Ardizzone:

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

The charge for this service is $55.00, minus your deposit of $25.00.

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

Sincerely,

Leslie Cook /po
LESLIE COOK
Sole Assessor

LC/po
Attachments
cc: [redacted]

Parson, Reginald S. & Saundra L.
9 Doral Dr.
New Windsor, NY 12553

Edwards, Alphonso & Marie
10 Doral Dr.
New Windsor, NY 12553

Vela, Michael A. & Pamela J.
11 Doral Dr.
New Windsor, NY 12553

Circhio, Vincent T. & Christine R.
180 Quassaick Ave.
New Windsor, NY 12553

Navarra, Rose C.
1 Doral Dr.
New Windsor, NY 12553

Cremins, Kerry M. & Jill A.
2 Doral Dr.
New Windsor, NY 12553

Tomashevski, Richard F. & Patricia A.
4 Doral Dr.
New Windsor, NY 12553

Sarrant, Pedro A.
14 Lucas Dr.
New Windsor, NY 12553

Sears, John & Virginia
2 Stonecrest Dr.
New Windsor, NY 12553

Gibney, Thomas F. & Louise
4 Woodthrush Lane
New Windsor, NY 12553

Blair, Loretta
22 Broad St.
New Windsor, NY 12553

Fitzpatrick, Charles & Jane
24 Broad St.
New Windsor, NY 12553

Fitzpatrick, Charles N. & Jane
PO Box 4415
New Windsor, NY 12553

Bucci, Dominick & Lottie A.
28 Broad St.
New Windsor, NY 12553

DiCesare, Alfred C. & Catherine Ann
7 Stonecrest Dr.
New Windsor, NY 12553

Rebich, Theodore Jr. & Mary Ellen
11 Stonecrest Dr.
New Windsor, NY 12553

Frustace, Rosario & Salvatore J.
13 Stonecrest Dr.
New Windsor, NY 12553

McDonald, Thomas & Marianne
3 Stonecrest Dr.
New Windsor, NY 12553

LeMunyan, Albert B.
PO Box 4049
New Windsor, NY 12553

DiMaria, Charles & Eleanor
164 Quassaick Ave.
New Windsor, NY 12553

Francini, Dominick C. & Rose Z
166 Quassaick Ave.
New Windsor, NY 12553

Lewis, Kenneth & Tonya
170 Quassaick Ave.
New Windsor, NY 12553

Drejza, Edward & Carol M.
174 Quassaick Ave.
New Windsor, NY 12553

Resnick, Herbert R. & Shirley C.
176 Quassaick Ave.
New Windsor, NY 12553

Mattaroccia, Anthony & Joan A.
11 Clintonwood Dr.
New Windsor, NY 12553

Palmer, Angelina L.
3 Jennifer Ct.
New Windsor, NY 12553

Smith, Stephen R. & Nora J.
5 Jennifer Ct.
New Windsor, NY 12553

Stevens, Jennie C. & Allen C.
8 Doral Dr.
New Windsor, NY 12553

Moglia, Francis L. Jr. & Lillian
30 Broad St.
New Windsor, NY 12553

Scalzo, Joseph A.
2 Woodthrush Lane
New Windsor, NY 12553

Meyers, Robert & Rosemarie
48 Oakwood Terrace
New Windsor, NY 12553

Newburgh City School District
98 Grand St.
Newburgh, NY 12550

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. 17

Request of Edward Ardizzone

for a VARIANCE of the Zoning Local Law to permit:

existing deck w/ insufficient rear yard and existing fence w/ less than the allowable height;

being a VARIANCE of Section 48-12 - Table of Use/Bulk Reqs. - Col. G and 48-21 G(2) of Supplemental Use Reqs.

for property situated as follows:

172 Quassaick Ave., New Windsor, N.Y.

known as tax lot Section 19 Block 4 Lot 16.

SAID HEARING will take place on the 27th day of June, 1994, at New Windsor Town Hall, 555 Union Avenue, New Windsor, New York, beginning at 7:30 o'clock P. M.

James Nugent
Chairman

Prelim.
May 23, 1994

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 5-12-94

APPLICANT: EDWARD ARDIZZONE
172 QUASSAICK AVE.
NEW WINDSOR

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED: 5-12-94

FOR (BUILDING PERMIT): FOR EXISTING DECK

LOCATED AT: 172 QUASSAICK AVE

ZONE: R4

DESCRIPTION OF EXISTING SITE: SECTION 19 BLOCK 4 LOT 16

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. REAR YARD SET BACK IN R4 REQ IS 40'
2. Fence - 48-21G -
3.
4.
5.

Michael Babcock
BUILDING INSPECTOR

REQUIREMENTS		PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE: R4 USE			
MIN. LOT AREA			
MIN. LOT WIDTH			
REQ'D FRONT YD			
REQ'D SIDE YD			
REQ'D TOTAL SIDE YD			
REQ'D REAR YD.	40 FT	36 FT	4 FT
REQ'D FRONTAGE			
MAX. BLDG. HT.			
FLOOR AREA RATIO			
MIN. LIVABLE AREA			
DEV. COVERAGE			
FENCE	5 FT	4 FT	1 FT

REVISED 5-16-94

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT 914-563-4630 TO MAKE AN APPOINTMNET 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: Edward & Susan Ardizzone

Address: 172 Quassaick Avenue Phone: 565-5259

Name of Architect: .....

Address: ..... Phone: .....

Name of Contractor: .....

Address: ..... Phone: .....

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 west side of Quassaick Avenue
(N.S.E.or W.)

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 Edward & Susan Ardizzone

Address 172 Quassaick Avenue Phone 565-5259

Name of Architect

Address Phone

Name of Contractor

Address Phone

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 west side of Quassaick Avenue
(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 19 Block 4 Lot 16
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 ✓ (existing) deck 24x22'
6. Size of lot: Front Rear Depth Front Yard Rear Yard ✓ Side Yard
Is this a corner lot? NO
7. Dimensions of entire new construction: Front Rear Depth Height Number of stories
8. If dwelling, number of dwelling units N/A Number of dwelling units on each floor
Number of bedrooms Baths Toilets
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 N/A
10. Estimated cost Fee $200 – 528.50 (to be paid on this application)
11. School District Newburgh

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.

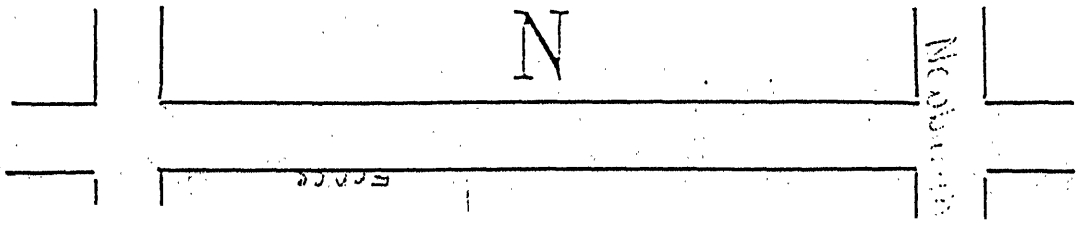
f. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

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.



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

Pursuant to New York State Building Code [illegible]

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

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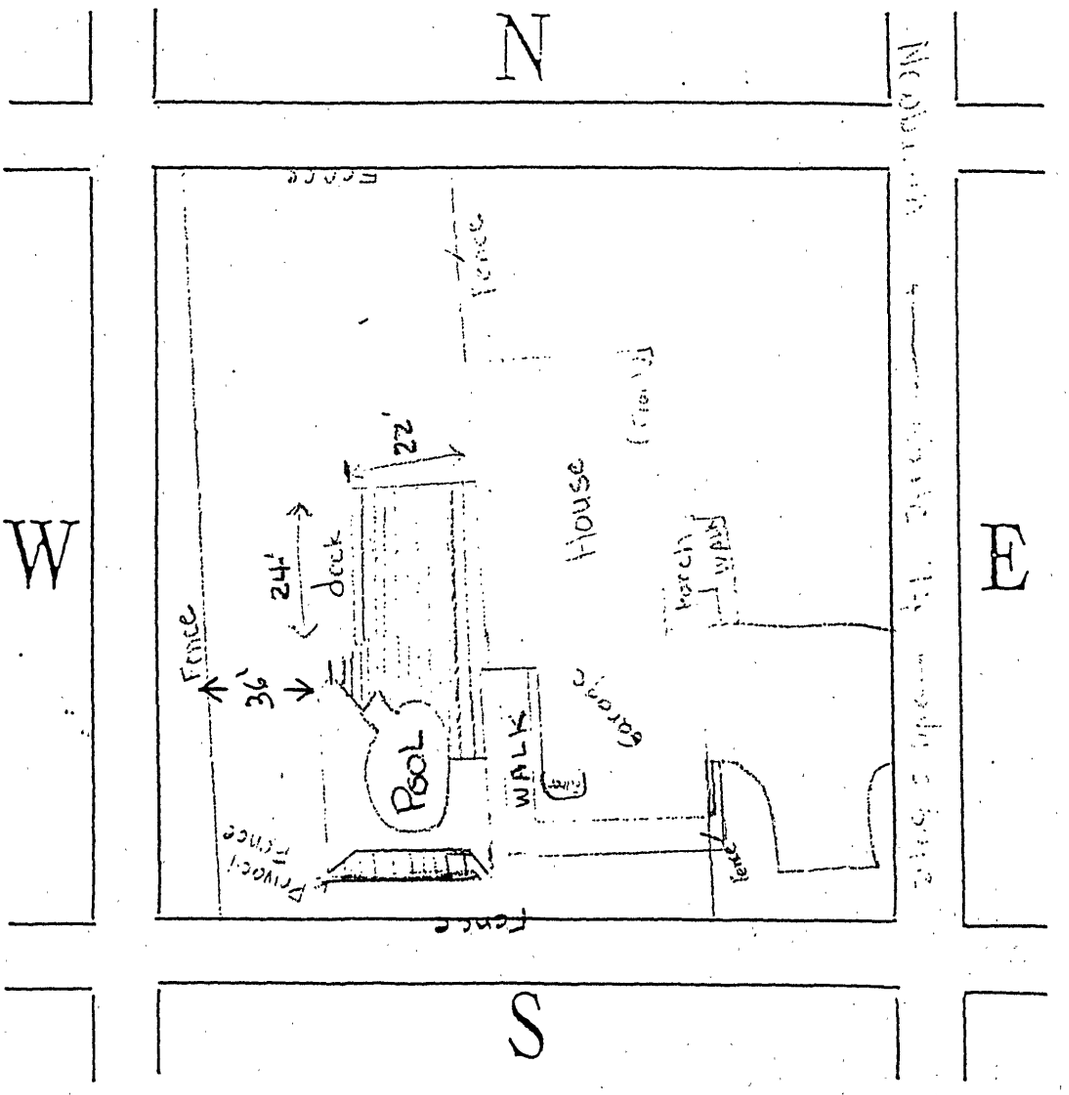
NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



ARDIZZONE, EDWARD

MR. NUGENT: Request for 4 ft. read yard variance for existing pool and deck and 1 ft. fence height variance to convert barn to single-family residence located on Kings Drive in an R-1 zone.

Mr. Edward Ardizzone appeared before the board for this proposal.

MR. ARDIZZONE: I brought a picture if you want to see it.

MR. TORLEY: That is the rear yard that we're discussing?

MR. ARDIZZONE: Yeah, that is the rear yard and I'm, I guess about three feet outside the property line that goes up the hill.

MR. NUGENT: Why do you need the fence height because of the way the ground is?

MR. BABCOCK: They've got a 4 foot fence around an inground pool which meets New York State code but the Town Code says you must have a five foot fence.

MR. TORLEY: You're requesting a variance down?

MR. BABCOCK: So he's requesting variance relief from the five foot to four foot fence.

MR. TORLEY: The New Windsor code requires five foot fence around an inground pool?

MR. BABCOCK: That is correct. And it also requires it to be 40 feet from the property line because the deck's attached to the house, you go out of the house on to the deck right off the deck into the pool, so the deck is part of the house. So he's required to have a 40 foot setback.

MR. TORLEY: The fence, he has a 4 foot fence and he's required by Town Law, Zoning Law to have a 5 foot fence?

MR. BABCOCK: That is correct.

MR. HOGAN: This 4 foot rear yard variance includes the deck, is that what you're talking about?

MR. BABCOCK: That is correct.

MR. KRIEGER: If I am correct on the property that there's a slope behind your property that is quite steep?

MR. ARDIZZONE: Yeah, you know where Resnick's is that sits on 94 right across from the school, well, I'm the middle house and that is how the land goes.

MR. KRIEGER: The reason I'm saying the effect, even thought you're looking for a one foot downward variance on the size of the fence because it's on the slope.

MR. ARDIZZONE: It's probably five foot up there.

MR. KRIEGER: Well, it's something I just want to make sure it's clear to the board because they may--

MR. TORLEY: We recently changed, the law is only a couple years old, is that correct?

MR. BABCOCK: No. You're asking me and I'm telling you no, it's been there since that book was written in 1972. The height, used to be you had to be ten foot off the property line with anything over 4 foot fence. We had these big runways down between houses so what we said you can put the 6 foot fence anywhere on the property except in the front yard, it's got to be 4 foot, the height of the fence. We've had this problem for quite some time. There's plenty of permits that have been issued for inground pools with 4 foot fences back ten years ago.

MR. ARDIZZONE: It's not the typical inground pool like, you know, an inground pool is pretty much on the ground, this, cause I didn't have too much room for the contractor to work with, it's up.

MR. HOGAN: You dug away from the back hill?

MR. BABCOCK: It's partially in the ground, partially above ground but because it's not 46 inches out of the ground, which New York State code it says, we treated it as an inground pool and by treating it as an inground pool, it requires a fence. State Code requires 4 foot high fence, Town Code requires five foot.

MR. LANGANKE: Why do we require five foot?

MR. TORLEY: They consider it safer.

MR. LANGANKE: So would a ten foot fence be safer.

MR. BABCOCK: That is the only thing I know of that we have in our ordinance and I know that prior to me starting working here, it wasn't enforced at all because we're going through it on a weekly basis where people have 4 foot fences.

MR. LANGANKE: Maybe we should change the law.

MR. TORLEY: I don't want to lower the fence height around the pool.

MR. BABCOCK: Actually, it's not, nobody has a problem putting a five foot fence up. I don't think this gentleman would have if he had known but to try to take down a 4 foot and put a 5 up, that is going to be an expense.

MR. HOGAN: Just for the minutes, the Town Board has the right to change that, not us.

MR. TORLEY: How long a fence run are we talking about?

MR. NUGENT: Goes all the way around the property.

MR. ARDIZZONE: Not all the way in the property, just in the back, in the back you can see, well, you can't see, I'd be lying to you if I told you it was one of my property dimensions I'm in a foot on each side.

MR. TORLEY: Code requires even if you take 4 foot it requires a fence all the way around the pool, right?

MR. BABCOCK: No, you can use the back of the house as part of the fence but the other three sides.

MR. TORLEY: This runs three sides.

MR. ARDIZZONE: Yes.

MR. BABCOCK: Be a hundred foot wide, the property and his house is about 40 feet plus off the property line in the back so it is 40 on each side, another 80, 180 then it returns to the house, 20 and 20, so it is 200 feet of fence, approximately.

MR. ARDIZZONE: I had the fence put up before the pool because of the kids, I didn't, 94, I was kind of nervous with 94.

MR. TORLEY: I have no trouble at all. I see you have a problem with the setback also. If the Town Board felt that the five foot fence is what they wanted for safety around the pool--

MR. HOGAN: We're here to bend or flex that, depending on the individual situations and this gentleman is here to do that.

MR. KANE: I think we should move to bring him to a public hearing, let him prove his point one way or the other.

MR. HOGAN: Second it.

MR. NUGENT: Roll call.

ROLL CALL:

MR. KANE	AYE
MR. LANGANKE	AYE
MR. HOGAN	AYE
MR. TORLEY	AYE
MR. NUGENT	AYE

MR. KRIEGER: The couple things first of all you should

understand about the process what just happened the Zoning Board is a creature of law. They are required to, there are a great many laws that restrict their decision. In order for them to decide anything they must hold a public hearing. The board cannot decide without a public hearing. So that was all that business about coming in and presenting your case. Now I'm going to give you a list of 5 criteria. These are the criteria by law that the Zoning Board must consider in considering a variance of this type of both of these types and so if you would address yourself when you make your presentation to those 5 criteria in order and label them it would make it a lot easier. Also, if you have either your deed and or your title report, let us see them.

MR. ARDIZZONE: I'm selling the house and that is where I ran up against this today, not today, I ran up against it a couple weeks ago and I don't know what the hell to do.

MR. KANE: You're doing what you need to do.

MR. KRIEGER: Get a variance.

MR. KANE: Bring in a number of pictures showing all around the pool and the fence area that we can see it so they can get a good visual effect of what that is.

MR. KRIEGER: Please bear in mind that not all of these members, board members, are familiar with this particular piece of property or its location.

MR. ARDIZZONE: You can all come over.

MR. KRIEGER: Not the way it works. They know that they can do that but it's the burden of proof in these things is on you so when you bring pictures, bring enough pictures so that the members of the board can see how this property is not only up close but how this property is situated, so they can get a real idea of what they are looking at.

MR. TORLEY: So we can see what the impact is on your neighbors, on things like that, so we need pictures

what you're neighbors see of the pool, things like that.

MR. NUGENT: You're all set.

MS. BARNHART: Do you have your applications?

MR. ARDIZZONE: I read them and I don't understand.

MR. KRIEGER: If you have a copy of the deed and title report to bring it with you.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

94-17.

Date: 5/26/94.

I. Applicant Information:

(a) Edward & Susan Hardizzone - 172 Quassaick Ave - 561 5259 X
(Name, address and phone of Applicant) (Owner)

(b) —
(Name, address and phone of purchaser or lessee)

(c) David Bernz - 10 Little Britain Road - 569 8010
(Name, address and phone of attorney)

(d) Hudson Valley Pool and Spa (no longer in business)
(Name, address and phone of contractor/engineer/architect)

II. Application type:

( ) Use Variance ( ) Sign Variance

(X) Area Variance ( ) Interpretation

III. Property Information:

(a) R-4. 172 Quassaick Ave 19 4 16 100' 124.72'
(Zone) (Address) (S B L) (Lot size)

(b) What other zones lie within 500 ft.? NC

(c) Is a pending sale or lease subject to ZBA approval of this application? YES.

(d) When was property purchased by present owner? 1977.

(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? YES.

(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.

_____

_____

_____

_____

_____

N/A

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

N/A.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes____ No____.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. G.
48-21 G(2) - Fence - Supp. Use Regs.

Requirements		Proposed or Available	Variance Request
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.	40 ft.	36 ft.	4 ft.
Reqd. Street Frontage*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*	%	%	%
Floor Area Ratio**			
Parking Area			
Fence	5 ft.	4 ft.	1 ft.

* 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:
The property is located on a very heavily traveled road (Route 94), therefore a fence was installed to keep our children in the back yard for their safety. Because the property has a unique grad (steep incline) it was necessary to do landscaping and decking to create a better play area for the children. The incline made measurement difficult hence the deck appears a few feet too close to the rear line.
(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._____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			

N/A
(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.)

When our backyard project was undertaken we hired a professional landscape contractor to create an [redacted] eye appealing ground cover on the hill that looks nice year round. The decking and railing are all uniform and fencing was left open so that the neighbors on the sides would not have to look at closed in space. The incline creates a feeling of great distance to my neighbor in the back despite the deck being a few feet to close to rear line.

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.
- ___ Two (2) checks, one in the amount of $ 50.00 and the second check in the amount of $ 292.00, each payable to the TOWN OF NEW WINDSOR.
- ✓ Photographs of existing premises from several angles.

X. Affidavit.

Date: 5/26/94.

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.

(Applicant)

Sworn to before me this
26th day of May, 1994.

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1995

XI. ZBA Action: 15

(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)

A 291

Standard N.Y.B.T.U. Form 8007
Bargain & sale deed, with covenant against grantor's acts - Ind. or Corp.

DATE CODE

JULIUS BLUMBERG, INC., LAW BLANK PUBLISHERS
80 EXCHANGE PL. AT BROADWAY, N. Y. C. 10004

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

THIS INDENTURE, made the 11th day of January, nineteen hundred and seventy seven

BETWEEN RICHARD T. WALSH and LUCILLE H. WALSH, residing at 172 Quassaick Avenue, Town of New Windsor, Orange County, New York

party of the first part, and EDWARD C. ARDIZZONE and SUSAN D. ARDIZZONE, husband and wife, residing at 39 Fifth Avenue, Town of Newburgh, Orange County, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and no/100---------

----------($10.00)-- dollars,

lawful money of the United States, & other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or

successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a cross cut in the wall marking the northwesterly line of Route 94, commonly called Quassaick Avenue, said point also being the southeast corner of the Parcel No. 1 above described, and running thence on the following four (4) courses: (1) S 39° 20' 50" W 100.00' along said northwesterly line of Route 94; (2) N 50° 39' 10" W 124.72' through lands of parties of the first part to lands now or formerly of Herbert Resnick; (3) N 39° 28' 10" E 100.00' along the easterly line of lands of said Herbert Resnick to the southwest corner of Parcel No. 1 above described: (4) S 50° 39' 10" E 124.51' along the southerly line of Parcel No. 1 to the point or place of beginning; containing 0.286 acres of land more or less.

THE SAME PARCEL ALSO BEING bounded and described as follows:

BEGINNING at a cross cut in the wall on the northwesterly line of Route 94, (also known as Quassaick Avenue), where the same is intersected by the Northeasterly line of lands now or formerly of Russell,

LIBER 2057 PAGE 486

party of the first part, and EDWARD C. ARDIZZONE and SUSAN D. ARDIZZONE, husband and wife, residing at 39 Fifth Avenue, Town of Newburgh, Orange County, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and no/100---------

----------($10.00)-- dollars,

lawful money of the United States, & other good and valuable consideration paid

by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or

successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,

lying and being in the Town of New Windsor, County of Orange, State of New York, bounded and described as follows:

BEGINNING at a cross cut in the wall marking the northwesterly line of Route 94, commonly called Quassaick Avenue, said point also being the southeast corner of the Parcel No. 1 above described, and running thence on the following four (4) courses: (1) S 39° 20' 50" W 100.00' along said northwesterly line of Route 94; (2) N 50° 39' 10" W 124.72' through lands of parties of the first part to lands now or formerly of Herbert Resnick; (3) N 39° 28' 10" E 100.00' along the easterly line of lands of said Herbert Resnick to the southwest corner of Parcel No. 1 above described: (4) S 50° 39' 10" E 124.51' along the southerly line of Parcel No. 1 to the point or place of beginning; containing 0.286 acres of land more or less.

THE SAME PARCEL ALSO BEING bounded and described as follows:

BEGINNING at a cross cut in the wall on the northwesterly line of Route 94, (also known as Quassaick Avenue), where the same is intersected by the Northeasterly line of lands now or formerly of Russell, said point being distant 156.64 feet on a course of N 39° 20' 50" E along the Northwesterly line of Route 94 from the North line of Clintonwood Drive; and running thence (1) N 50° 39' 10" West 124.72' along the northeasterly line of lands now or formerly of Russell to an iron bar in the Southeasterly line of lands now or formerly of Resnick; and running thence (2) N 39° 28' 10" E 100' along the Southeasterly line of lands now or formerly of Resnick to an iron bar; and running thence (3) S 50° 39' 10" E 124.51' along the Southwesterly line of lands now or formerly of DeHart to a cross cut in a stone wall marking the Northwesterly line of Route 94; and running thence; (4) S 39° 20' 50" W 100' along the Northwesterly line of Route 94 to t point or place of beginning.

Subject to all easements or right aways of record, if any.

SUBJECT to the restrictive covenants contained in Deed dated March 30, 1965, made by Vipat Realty Co., Inc. to Frank Denick and Louis A. Cimorelli d/b/a D. & C. Construction Co. and recorded in Orange County Clerk's Office April 19, 1965 in Liber 1708 of Deeds at page 209.

BEING and intended to be the same premises conveyed by Frank Denick and Louis A. Cimorelli to Richard T. Walsh and Lucille H. Walsh by deed dated October 4, 1965 and recorded in the Orange County Clerk's Office on October 5, 1965 in Liber 1726 of Deeds at page 427.

SUBJECT, however, to the lien of certain mortgages, the first being made by Frank Denick and Louis A. Cimorelli to the Newburgh Savings Bank in the amount of $22,500.00 dated May 6, 1965 and recorded in the Orange County Clerk's Office on May 7, 1965 in Liber 1448 of Mortgages at page 29; and the second made by Richard T. Walsh and Lucille H. Walsh to the Newburgh Savings Bank in the amount of $4,000.(dated October 4, 1965 and recorded in the Orange County Clerk's Office on October 5, 1965 in Liber 1461 of Mortgages at page 134; which mortgages were consolidated by agreement between the Newburgh Savings Bank and Richard T. Walsh and Lucille H. Walsh dated October 4, 1965 and recorded in the Orange County Clerk's Office on October 19, 1965 in Liber 1727 of Deeds at page 711 which mortgage as consolidated constitutes one lien with a present principal balance of $21,532.23 which the grantees herein covenant and agree to pay.

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, as tenants by the entirety.

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 incumbered in any way whatever, except as aforesaid.

successors and assigns of the party of the second part forever, as tenants by the entirety.

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 incumbered 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:

Andrew P. Burria

Richard T. Walsh L.S.

Lucille H. Walsh L.S.

Edward C. Ardizzone L.S.

Susan D. Ardizzone L.S.

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On the 11th day of January 1977, before me personally came RICHARD T. WALSH and LUCILLE H. WALSH

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

Stewart P. Glenn

Notary Public - State of New York
My commission expires March 30, 1977

STEWART P. GLENN
Notary Public, State of New York
Qualified in Orange County
My commission expires Mar. 30, 1977

STATE OF NEW YORK, COUNTY OF ORANGE ss:

On the 11th day of January 1977, before me personally came EDWARD C. ARDIZZONE and SUSAN D. ARDIZZONE

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

Stewart P. Glenn

Notary Public - State of New York
My commission expires March 30, 1977

STEWART P. GLENN
Notary Public, State of New York
Qualified in Orange County
My commission expires Mar. 30, 1977

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 such 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
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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 such 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.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

[redacted]

SECTION
BLOCK
LOT

1 05 7

Stewart P. Glenn
Notary Public - State of New York
My commission expires March 30, 1977

STEWART P. GLENN
Notary Public, State of New York
Qualified in Orange County
My commission expires Mar. 30, 1977

STATE OF NEW YORK, COUNTY OF ss:

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Stewart P. Glenn
Notary Public - State of New York
My commission expires March 30, 1977

STEWART P. GLENN
Notary Public, State of New York
Qualified in Orange County
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Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No.

RICHARD T. WALSH and
LUCILLE H. WALSH

TO

EDWARD C. ARDIZZONE and
SUSAN D. ARDIZZONE

SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

ANDREW P. BIVONA, ESQS.
337 Fullerton Avenue
P.O. Box 2636
Newburgh, New York
Zip No. 12550

Reserve this space for use of Recording Office.

RECEIVED
REAL ESTATE
JAN 15 1977
TRANSFER TAX
ORANGE COUNTY
3812

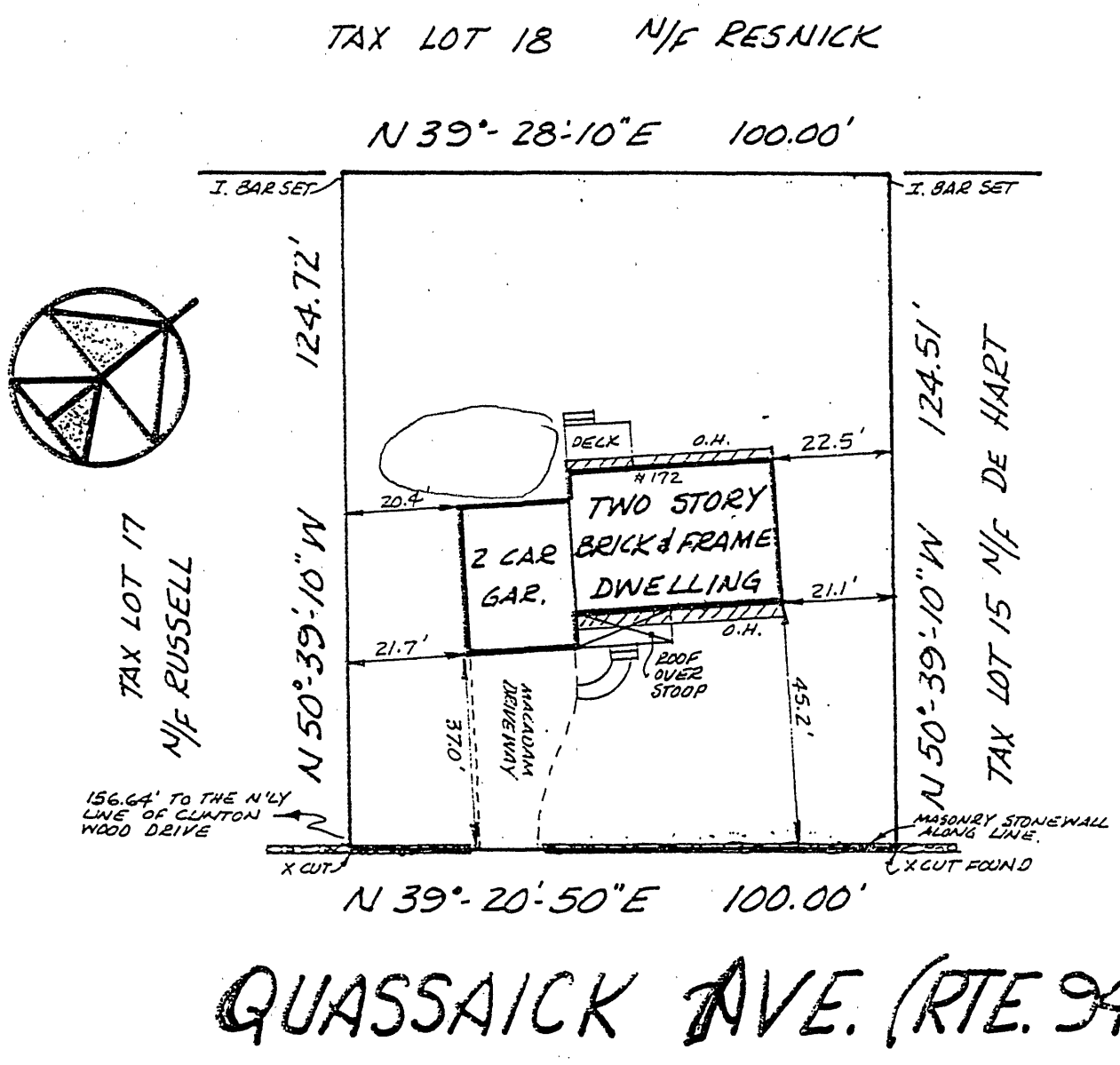
Orange County Clerk's Office, s.s.
Recorded on the 17th day of Jan. 19 77 at 7:45 A.M. in Liber 2057 Book of Deeds at page 486
and Examined.
Clerk

LIBER 2057 PAGE 489

111084

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.
Copies of this survey map not having the embossed seal of the land surveyor shall not be valid.
Guarantees or certifications are not transferable to additional institutions or subsequent owners.

BEING LOT 16 IN BLOCK 4 AS SHOWN ON SECTION 19 OF THE TOWN OF NEW WINDSOR TAX MAP.
EASEMENTS OR RIGHT OF WAYS NOT VISIBLE, ARE NOT SHOWN.



CERTIFIED TO:
EDWARD C. ARDIZZONE, SUSAN D. ARDIZZONE, RICHARD T. WALSH, LUCILLE H. WALSH, THE NEWBURGH SAVINGS BANK,

TO BE CORRECT AND ACCURATE.

Albert R. Sparaco Jr.
ALBERT R. SPARACO JR P.L.S. N.Y.LIC. 46565

SURVEY PREPARED FOR

EDWARD C. AND SUSAN D.

ARDIZZONE

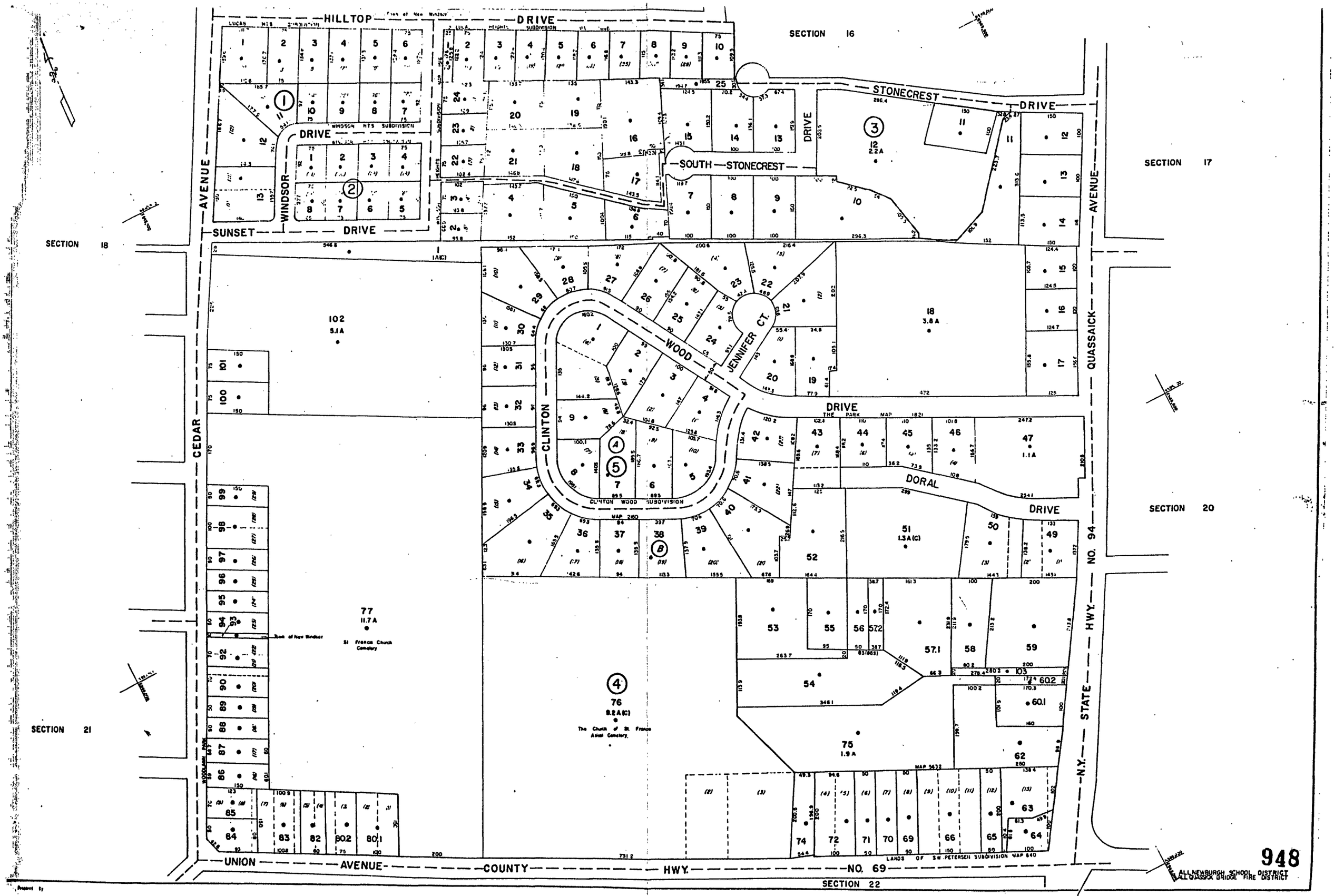
TOWN OF NEW WINDSOR, ORANGE CO., N.Y.

A. R. SPARACO JR. P.L.S.
SOUTH ST. & BRIARWOOD LA.
MARLBORO NEW YORK

SCALE 1" = 30'

27 DEC., 1976

JOB # 75



Prepared by
SERVICE
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LEGEND

STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
CITY TOWN OR VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
BLOCK & SECTION LIMIT	MATCH LINE	AREAS	STATE HIGHWAYS
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS	COUNTY HIGHWAYS
PROPERTY LINE			TOWN ROADS

ORANGE COUNTY~NEW YORK

Photo No. 1-31,32
Date of Photo 3-1-65
Date of Map 9-24-67
Date of Revision 3-1-88

TOWN OF NEW WINDSOR

Section No. 19