

ZB# 03-21

Jeffrey Stringer

25-5-49

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

APPROVED

6/9/03

APPLICATION FEE (DUE AT TIME OF FILLING OF APPLICATION)

FILE # 03-21 TYPE: AREA USE _____

APPLICANT: Jeffrey Farrell Stringer
127 Glendale Dr.
New Windsor, N.Y.

TELE: 565-9606

RESIDENTIAL: \$ 50.00 CHECK # 1501
COMMERCIAL: \$150.00 CHECK # _____
INTERPRETATION: \$150.00 CHECK # _____
ESCROW: ^{300.00}
\$500.00 CHECK # 1500

DISBURSEMENTS:

	MINUTES	ATTORNEY FEES
	\$4.50 PER PAGE	\$35.00 / MEETING
PRELIM..... <u>5/13</u>	\$ <u>13.50</u>	\$ <u>35.00</u>
2 ND PRELIM.....	_____	_____
3 RD PRELIM.....	_____	_____
PUB HEARING..... <u>6/9/03</u>	\$ <u>13.50</u>	\$ <u>35.00</u>
PUB HEARING (CON'T)...	_____	_____
TOTAL	\$ <u>27.00</u>	\$ <u>70.00</u>

OTHER CHARGES:..... \$ _____



ESCROW POSTED: \$ 300.00
AMOUNT DUE: \$ _____
REFUND DUE: \$ 203.00

-----X
In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

JEFFREY STRINGER

AREA

CASE #03-21
-----X

WHEREAS, Jeffrey Stringer, owners of 127 Glendale Drive, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 22 ft. Required Rear Yard Setback for proposed attached pool deck; and

WHEREAS, a public hearing was held on the 9th day of June 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of this Application; and

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

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:
 - (a) The property is a residential property located in a neighborhood of residential properties.
 - (b) There is already one deck on the property. The applicant proposes to build a second deck and connect them. The connection is necessary for safety purposes.
 - (c) In building the second deck, the applicant will not create the ponding or collection of water or divert the flow of water drainage.

- (d) In building the proposed deck, the applicant will not remove any trees or substantial vegetation.
- (e) The deck which the applicant proposes to build is similar in size and appearance to other decks in the neighborhood.
- (f) There have been no complaints about the existing deck, either formal or informal.
- (g) Under the Town of New Windsor Zoning Code, the applicant would be permitted to build the deck without a variance, but, for the fact that the two decks are proposed to be linked together.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant which can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but nevertheless are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.
6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are appropriate and are the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested area variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 22 ft. Required Rear Yard Setback for proposed attached pool deck 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:


Chairman

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: **April 23, 2003**

APPLICANT: **JEFFREY STRINGER
127 GLENDALE DR
NEW WINDSOR, NY 12553**

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: **April 21, 2003**

FOR : **PROPOSED ATTACHED POOL DECK**

LOCATED AT: **127 GLENDALE DR**

ZONE: **R-4** Sec/Blk/ Lot: **25-5-49**

DESCRIPTION OF EXISTING SITE: **SECTION 25 BLOCK 5 LOT 49**

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. **PROPOSED ATTACHED POOL DECK WILL NOT MEET MINIMUM REAR YARD SET - BACK OF 40'.**


BUILDING INSPECTOR

PERMITTED 40'

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: G-8

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

18'

22'

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

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

APPROVED

03-21

Deck

25-5-49

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

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

RECEIVED

APR 21 2003

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underlab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: 2003-346

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises JERREY A. STRINGER, ANASTASIA M. HOWARD

Address 127 GLENDALE DR. NEW WINDSOR, N.Y. 12553 Phone # 565-9606

Mailing Address 127 GLENDALE DR. NEW WINDSOR N.Y. 12553 Fax # —

Name of Architect MYSELF

Address _____ Phone _____

Name of Contractor MYSELF

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

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 NORTHEAST side of GLENDALE DR.
(N, S, E or W)
and ~ 200 FEET feet from the intersection of BALMORAL CIRCLE AND GLENDALE DR.

2. Zone or use district in which premises are situated FEMA ZONE C is property a flood zone? Y N X

3. Tax Map Description: Section _____ Block _____ Lot 32

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

a. Existing use and occupancy RESIDENTIAL - 3 b. Intended use and occupancy RESIDENTIAL - 3

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

6. Is this a corner lot? NO

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____
SEE ATTACHED DRAWINGS

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

Number of bedrooms 4 Baths 1 1/2 Toilets 2 Heating Plant: Gas X Oil _____
Electric/Hot Air HOT AIR Hot Water GAS If Garage, number of cars 1

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

10. Estimated cost \$1,500 Fee 750

ZONING BOARD

PAID

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank List & Louie Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____



INSTRUCTIONS

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

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

JEFF STRINGER
(Signature of Applicant)

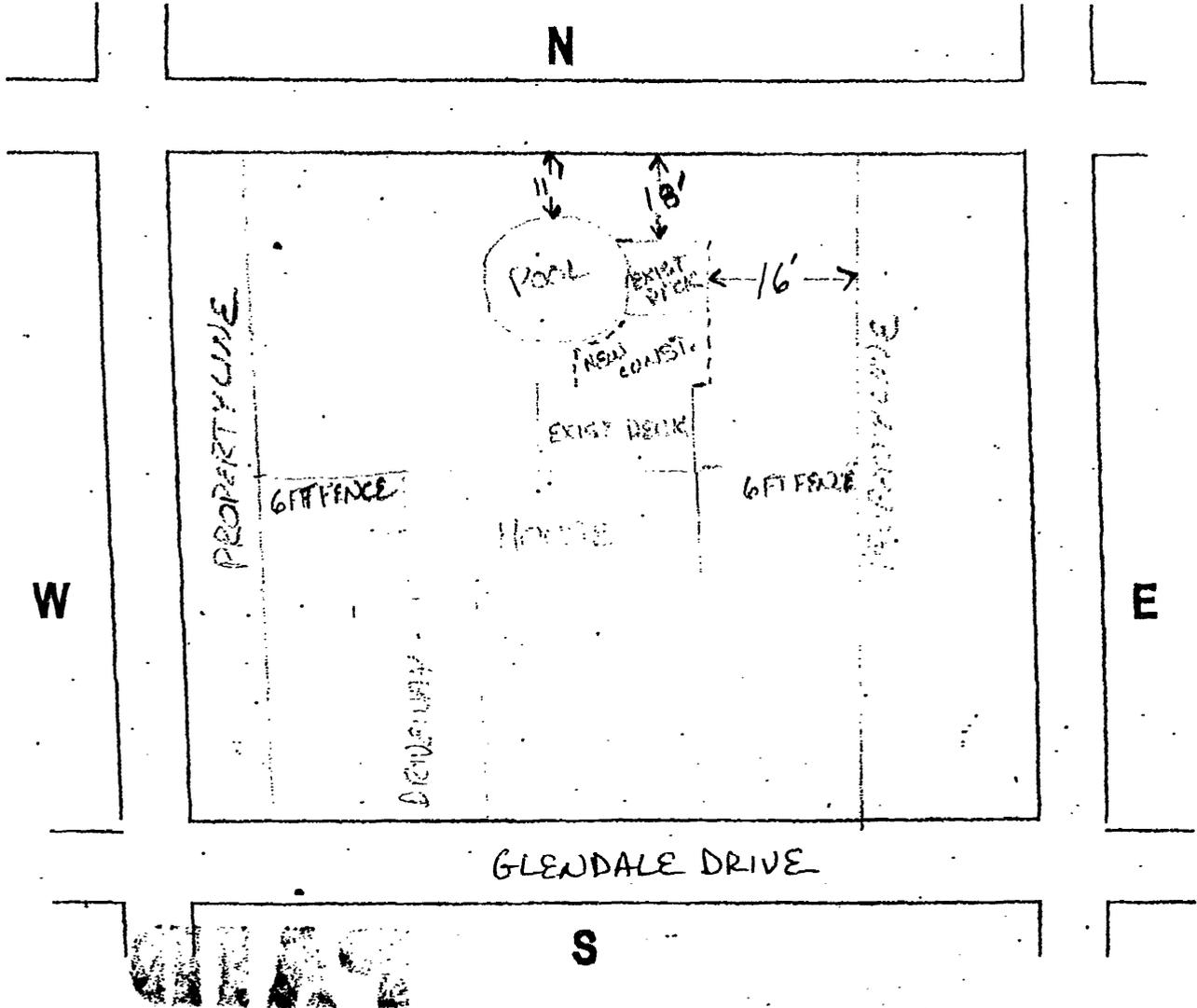
127 GLENDALE DRIVE, NEW WINDSOR, N.Y. 12553
(Address of Applicant)

JEFF STRINGER
(Owner's Signature)

SAME AS ABOVE

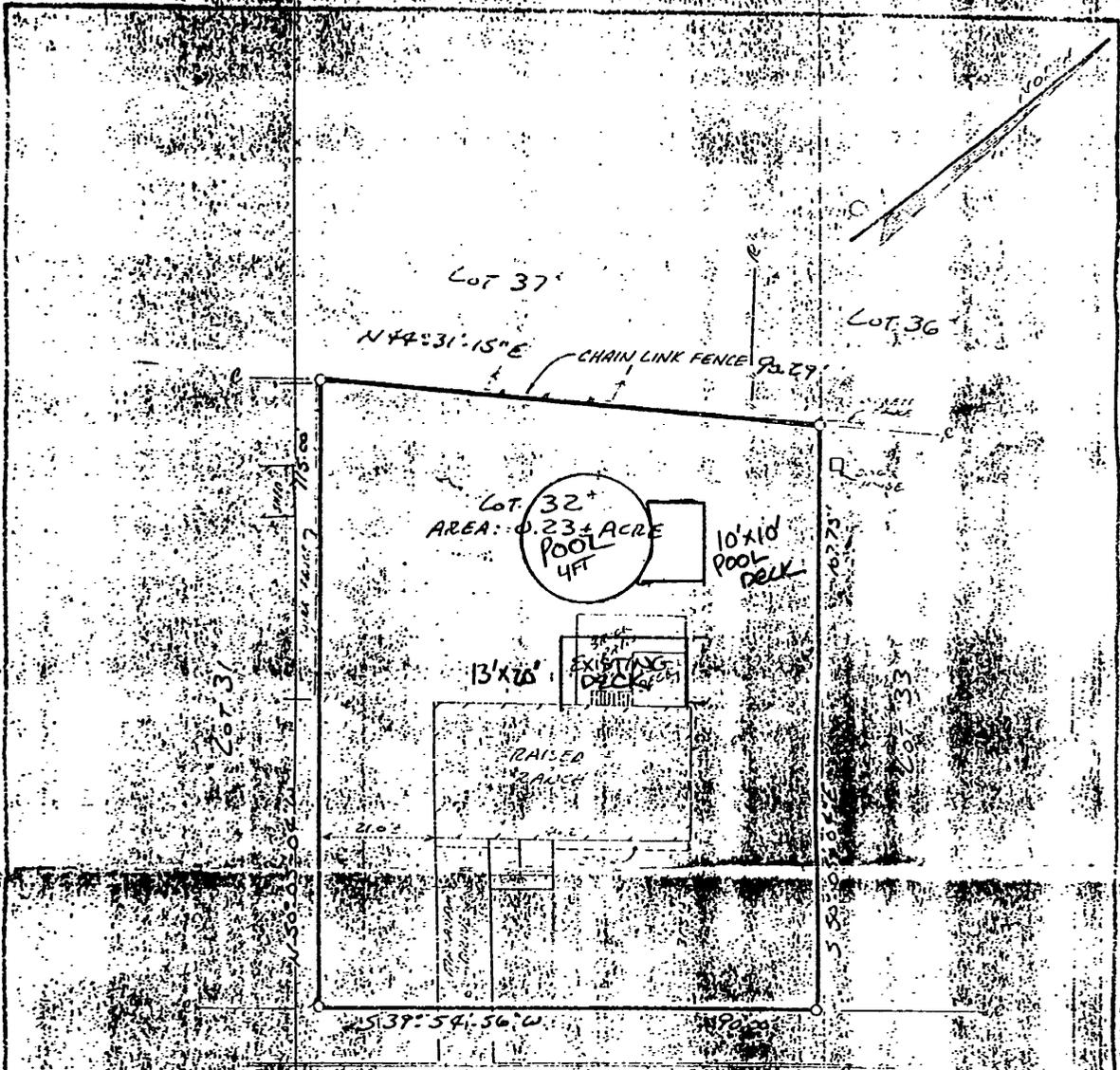
PLOT PLAN

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



25-100

Deck



PARKLAWN DRIVE
(A.K.A. GLENDALE DRIVE)

MAP OF SURVEY
Lot No 32
PARKLAWN

STATE OF NEW YORK ORANGE COUNTY, NY
SEARCHED DECEMBER 3, 1992

I HEREBY CERTIFY 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, INC.

CERTIFIED TO: MIDCOAST MORTGAGE CORPORATION, ITS SUCCESSORS
FOR ASSIGNMENT
SECURITY TITLE & GUARANTY COMPANY
ANTONINO E. PATRICIA VITA

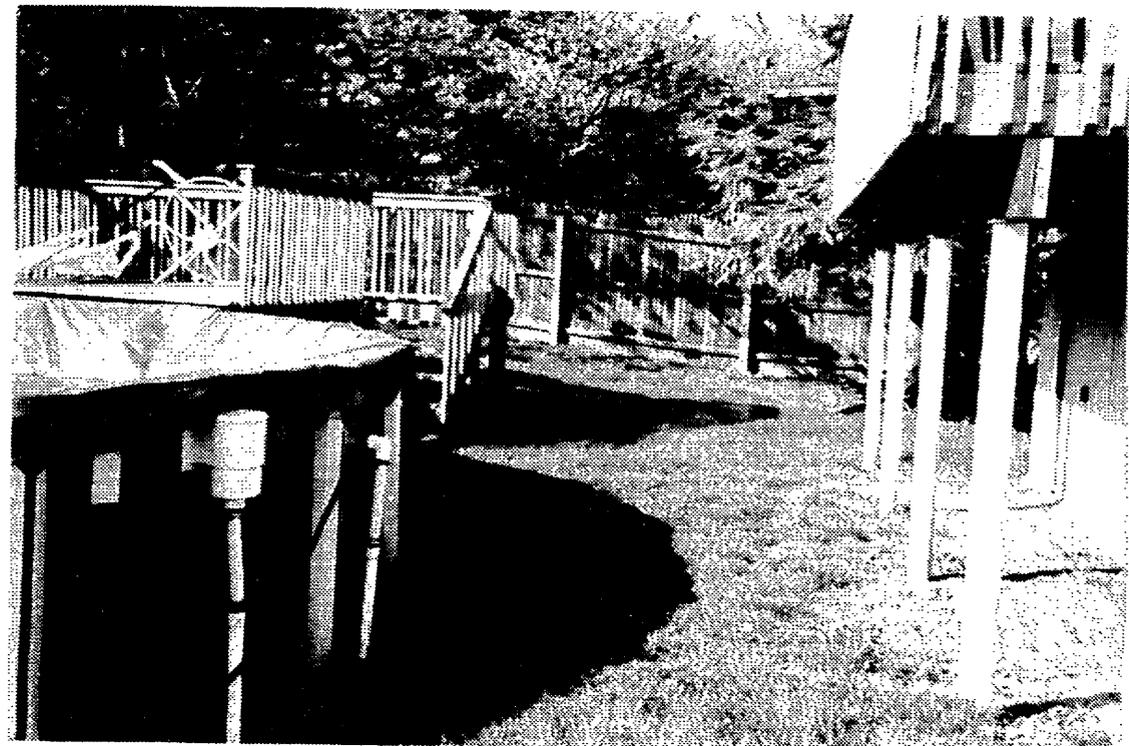
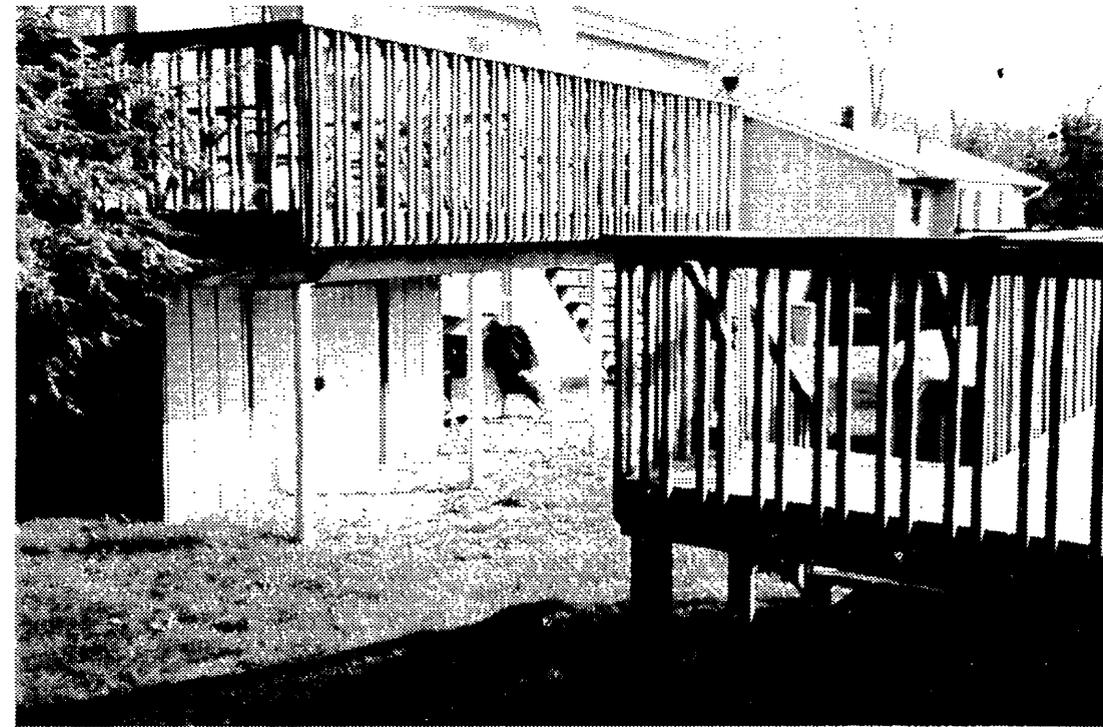
JOB NO. 84-2088

PETER R. HUSTIS, L.L.S.

1000 1ST STREET BEACON, NEW YORK P.O. BOX 3311 BEACON, NEW YORK



**PREVIOUS
DOCUMENT
IN POOR
ORIGINAL
CONDITION**





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

September 11, 2003

Mr. Jeffrey Stringer
127 Glendale Drive
New Windsor, NY 12553

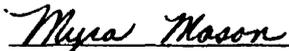
SUBJECT: REQUEST FOR VARIANCE #03-21 (25-5-49)

Dear Mr. Stringer:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,



Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

PUBLIC HEARINGS:

JEFFREY STRINGER (#03-21)

MR. TORLEY: Request for 22 ft. required rear yard setback for proposed attached pool deck at 127 Glendale Drive in an R-4 zone.

MR. TORLEY: Is there anyone in the audience who wishes to speak on this matter besides the applicant? Let the record show there is none. And may I have the mailings?

MS. MASON: On the 20th day of May, 74 addressed envelopes containing the public hearing notice were mailed out with no responses.

MR. TORLEY: So what's the difficulty?

MR. STRINGER: Well, it's just the height of the original deck is a steep grade from the stairs, this deck here and then we've got the pool here and I'm going to tie these two decks together and have them come off from this deck four steps down onto the lower deck and four steps down onto the ground. These steps here, it's my parents and my wife's parents for them to access it and a lot of kids run up here and I think it's a little safer if I can tie the two decks together.

MR. TORLEY: So it's your opinion that this would increase the safety of the people using the property?

MR. STRINGER: Absolutely.

MR. KANE: Will there be a, you're going to have a second set of steps coming down to this deck right here from the top deck?

MR. STRINGER: Yeah, take out this section, this is going to come down to this lower deck, all right, and then this is going to come out here and steps down to the ground and I'm going to have steps down to the ground so there's two accesses.

MR. KANE: Self-closing, self-latching gates?

MR. STRINGER: Yes.

MR. KANE: Not going to create any water hazards or runoffs in the building of it?

MR. STRINGER: No.

MR. KANE: Not going to be cutting down any trees?

MR. STRINGER: No.

MR. KANE: Deck itself in size is fairly similar to other decks in the neighborhood?

MR. STRINGER: Yes.

MR. MC DONALD: Any complaints written or otherwise?

MR. STRINGER: No.

MR. TORLEY: Mike, were these two decks not tied together, he would not require any variances?

MR. BABCOCK: That's correct.

MR. TORLEY: So the reason he's here is because by tying the deck to his house, it creates a unified deck but at the same time, it improves the safety of the whole feature.

MR. BABCOCK: That's correct.

MR. KANE: Doesn't become an auxiliary structure. You're not going to be covering any septic, any wells in that area?

MR. STRINGER: No.

MR. TORLEY: Gentlemen, do you have any other questions at this time?

MR. RIVERA: Accept a motion?

June 9, 2003

20

MR. TORLEY: Yes.

MR. RIVERA: Make a motion we grant Jeffrey Stringer his requested rear yard variance at 127 Glendale Drive.

MR. MC DONALD: Second it.

ROLL CALL

MR. KANE	AYE
MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. TORLEY	AYE

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

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 07-15-2003
SUBJECT: ZBA #03-21 - FARRELL

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 203.00 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #03-21

NAME: JEFFREY ~~FARRELL~~ STRINGER

ADDRESS: 127 GLENDALE DRIVE

NEW WINDSOR, NY 12553

THANK YOU,

MYRA



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



FILE #03-21 TYPE: AREA

APPLICANT:
JEFFREY FARRELL *Stringer*

TELEPHONE: 565-9606

RESIDENTIAL:	\$ 50.00	CHECK # 1501
COMMERCIAL	\$ 150.00	CHECK #
INTERPRETATION	\$ 150.00	CHECK #

ESCROW: RESIDENTIAL \$300.00 CHECK #1500

* * * * * * * * * * * * *

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> \$4.50 / PAGE	<u>ATTORNEY</u> <u>FEE</u>	
PRELIMINARY:	<u>3</u>	PAGES	\$ <u>13.50</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>3</u>	PAGES	\$ <u>13.50</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____
TOTAL:			\$ <u>27.00</u>	\$ <u>70.00</u>

* * * * * * * * * * * * *

ESCROW POSTED:	\$ 300.00
LESS: DISBURSEMENTS:	\$ <u>97.00</u>
AMOUNT DUE:	\$ _____
REFUND DUE:	\$ <u>203.00</u>

L.R. 7/15/03 *LR*



RESULTS OF Z.B.A. MEETING OF:

June 9, 2003

PROJECT: Jeffrey Strings

ZBA # 03-21
P.B.#



USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
KANE _____
TORLEY _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____
REIS _____ CARRIED: Y _____ N _____
KANE _____
TORLEY _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES yes

VARIANCE APPROVED: M) R S) M VOTE: A 4 N 0.
RIVERA A
MC DONALD A CARRIED: Y N _____
~~REIS~~
KANE A
TORLEY A

Large empty rectangular box for additional notes or signatures.

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

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

Appeal No. 03-21

Request of JEFFREY STRINGER

for a VARIANCE of the Zoning Local Law to Permit:

Request for 22 ft. Required Rear Yard Setback for proposed attached pool deck in an R-4 zone

being a VARIANCE of Section 48-14 R-4 BULK TABLES USE G-8

for property located at: 127 GLENDALE DRIVE - NEW WINDSOR, NY

known and designated as tax map Section 25 Block 5 Lot 49

**PUBLIC HEARING will take place on JUNE 9TH, 2003
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.**


Chairman

TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: MAY 13, 2003 PROJECT NUMBER: ZBA# 03-21 P.B. # _____

APPLICANT NAME: JEFFREY STRINGER

PERSON TO NOTIFY TO PICK UP LIST:

JEFFREY STRINGER
127 GLENDALE DRIVE
NEW WINDSOR, NY 12553

TELEPHONE: 565-9606

TAX MAP NUMBER: SEC. 25 BLOCK 5 LOT 49
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: 127 GLENDALE DRIVE
NEW WINDSOR, N Y

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____



NEW WINDSOR ZONING BOARD XX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XX



AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1502

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

May 13, 2003

Jeffrey Stringer
127 Glendale Drive
New Windsor, Ny 12553

SUBJECT: PUBLIC HEARING LIST FOR ZBA FILE #03-21

Dear Mr. Stringer :

On May 13th, 2003 your \$25.00 deposit check for Public Hearing List, which was submitted to me with your application, has been sent to the Assessor's Office along with a request that they prepare a list of properties located within 500 feet of your property.

The Assessor's Office will notify you when the list is complete. At that time you will be asked to come in and pick up the list and pay a balance due. When this is complete, please come to my office and we will schedule a date for your public hearing.

If you have any questions, please feel free to contact me at the above number.

Myra Mason,
Secretary to the Zoning Board of Appeals



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessor's Office

May 14, 2003

Jeffrey Stringer
127 Glendale Drive
New Windsor, NY 12553

Re: 25-5-49 ZBA#03-21

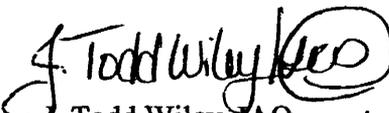
Dear Mr. Stringer:

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 \$95.00, minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,


J. Todd Wiley, IAO
Sole Assessor

JTW/lrd
Attachments

CC: Myra Mason, ZBA

25-1-13

✓ Joan Souppa
52 Birchwood Drive
New Windsor, NY 12553

25-4-13

✓ Stephen & Katherine Costello
122 Glendale Drive
New Windsor, NY 12553

25-5-31

✓ Anthony & Carol Elias
502 Balmoral Circle
New Windsor, NY 12553

25-1-14

✓ Edward & Patricia Callahan
50 Birchwood Drive
New Windsor, NY 12553

25-4-14

✓ Joseph & Arlene Mathews
124 Glendale Drive
New Windsor, NY 12553

25-5-32

✓ John & Randee O'Connor
504 Balmoral Circle
New Windsor, NY 12553

25-1-15

✓ Frank & Ruth Iessi
48 Birchwood Drive
New Windsor, NY 12553

25-4-15

✓ Richard & Donna Hamel
126 Glendale Drive
New Windsor, NY 12553

25-5-33

✓ Sergio Valentin
506 Balmoral Circle
New Windsor, NY 12553

25-1-16

✓ John Beltempo
Roxanne Lopez
46 Birchwood Drive
New Windsor, NY 12553

25-4-16

✓ Mitchell Kolpan
128 Glendale Drive
New Windsor, NY 12553

25-5-34

✓ Ann Marie Connolly
508 Balmoral Circle
New Windsor, NY 12553

25-1-17

✓ Charlene Romaine
44 Birchwood Drive
New Windsor, NY 12553

25-5-21

✓ Community Church of the Nazarene
Of New Windsor
59 Blooming Grove Turnpike
New Windsor, NY 12553

25-5-35

✓ Val & Marcie Gray
510 Balmoral Circle
New Windsor, NY 12553

25-1-18

✓ Edward & Catherine Brodow
40 Birchwood Drive
New Windsor, NY 12553

25-5-22

✓ Robert & Ronnie Silver
404 Carlton Circle
New Windsor, NY 12553

25-5-36

✓ George Richardson
512 Balmoral Circle
New Windsor, NY 12553

25-1-19

✓ Dana & Liliann Putnam
38 Birchwood Drive
New Windsor, NY 12553

25-5-27

✓ Ernest & Patricia Wagner
409 Carlton Circle
New Windsor, NY 12553

25-5-37

✓ Tricia Kent
514 Balmoral Circle
New Windsor, NY 12553

25-1-20

✓ Orville & Margery Orts
36 Birchwood Drive
New Windsor, NY 12553

25-5-28

✓ John & Eleanor Lech
407 Carlton Circle
New Windsor, NY 12553

25-5-38

✓ Pamela Lounsbury
Kathleen Willis
516 Balmoral Circle
New Windsor, NY 12553

25-4-11

✓ Frank & Diann Puccio
118 Glendale Drive
New Windsor, NY 12553

25-5-29

✓ Richard & Sandra Sollas
405 Carlton Circle
New Windsor, NY 12553

25-5-39 & 25-5-40.2

✓ Louis & Albertina Lopez
518 Balmoral Circle
New Windsor, NY 12553

25-4-12

✓ Howard & Estelle Brown
120 Glendale Drive
New Windsor, NY 12553

25-5-30

✓ Manuel Chambers
403 Carlton Circle
New Windsor, NY 12553

25-5-41.1

✓ Emil & Leda Sarich
522 Balmoral Circle
New Windsor, NY 12553

✓ 25-5-42
Orsen Lewis
524 Balmoral Circle
New Windsor, NY 12553

✓ 25-5-43 & 25-5-51.2
Victor Valle
526 Balmoral Circle
New Windsor, NY 12553

✓ 25-5-44
Darren & Karen Bullock
528 Balmoral Circle
New Windsor, NY 12553

✓ 25-5-45
Byron & Angela Thomas
530 Balmoral Circle
New Windsor, NY 12553

✓ 25-5-46
Elizabeth Shewring
Louis Haines
532 Balmoral Circle
New Windsor, NY 12553

✓ 25-5-47
Arnold & JoEllen Sabino
501 Balmoral Circle
New Windsor, NY 12553

✓ 25-5-48
Jose & Carmen Aldebot
125 Glendale Drive
New Windsor, NY 12553

✓ 25-5-50 & 25-5-51.3
Geroge & Kimberly Ciaschi
129 Glendale Drive
New Windsor, NY 12553

✓ 25-5-51.12 & 39-1-19
Lillian & Harold Toffler
81 Harth Drive
New Windsor, NY 12553

✓ 25-6-1
Dennis & Patricia Soricelli
511 Balmoral Circle
New Windsor, NY 12553

✓ 25-6-2
Robert Paul & Ellen Doerr
507 Balmoral Circle
New Windsor, NY 12553

✓ 25-6-3
Frank & Linda Soricelli
525 Balmoral Circle
New Windsor, NY 12553

✓ 25-6-4
Tina Russak
517 Balmoral Circle
New Windsor, NY 12553

✓ 39-1-16
Michael Kirtio
75 Harth Drive
New Windsor, NY 12553

✓ 39-1-17
Elizabeth Raz
77 Harth Drive
New Windsor, NY 12553

✓ 39-1-18
Christopher O'Connell
Jennifer Hersh
79 Harth Drive
New Windsor, NY 12553

✓ 39-1-20
Robert & Ana Gotz
83 Harth Drive
New Windsor, NY 12553

✓ 39-1-21
Debra Iorio & Steven Botsford
Charles Botsford
85 Harth Drive
New Windsor, NY 12553

✓ 39-1-22
John & Rose Bambrick
27 Roe Avenue
Cornwall-on-Hudson, NY 12520

✓ 39-1-23.1
Herbert & Bernice Gordon
89 Harth Drive
New Windsor, NY 12553

✓ 39-1-24
Mark & Susan Schotsch
34 Birchwood Drive
New Windsor, NY 12553

✓ 39-3-14
Eugene Loughran
26 Cresthaven Drive
New Windsor, NY 12553

✓ 39-3-15
Anthony & Lisa Nester
28 Cresthaven Drive
New Windsor, NY 12553

✓ 39-3-16
Alfred Jr. & Candace Magliano
29 Valewood Drive
New Windsor, NY 12553

✓ 39-4-16
Anthony & Lucy Carcaramo
30 Valewood Drive
New Windsor, NY 12553

✓ 39-4-17
Janet Rigoli
32 Birchwood Drive
New Windsor, NY 12553

✓ 40-1-1
Robert McKnight Jr.
51 Birchwood Drive
New Windsor, NY 12553

✓ 40-1-5
Wilson Jr. & Joanne Smith
51 Hudson Drive
New Windsor, NY 12553

✓ 40-1-6
Sally Scheiner Revocable Trust
C/o S. Scheiner, Trustee
9130 Taverna Way
Boyton Beach, FL 33437

✓ 40-1-7
Michele Starkey
47 Hudson Drive
New Windsor, NY 12553

40-1-8
Jeffrey Barrett
45 Hudson Drive
New Windsor, NY 12553

40-1-20
Melvina Totaan
43 Birchwood Drive
New Windsor, NY 12553

40-1-9
Walter & Electra Orzechowski
43 Hudson Drive
New Windsor, NY 12553

40-1-21
William & Kelly Thompson
#174 Wilbur Boulevard
Poughkeepsie, NY 12603

40-1-10
Deanne Illenberger
41 Hudson Drive
New Windsor, NY 12553

40-1-22
Sharon & Gus Palentino
47 Birchwood Drive
New Windsor, NY 12553

40-1-11
Susan & Daniel Arnold
39 Hudson Drive
New Windsor, NY 12553

40-1-23
John & Kathleen McParland
49 Birchwood Drive
New Windsor, NY 12553

40-1-14
Scot & Luanne Jennex
31 Birchwood Drive
New Windsor, NY 12553

40-1-15
Catherine Rice
33 Birchwood Drive
New Windsor, NY 12553

40-1-16
Carl & Joan Ponesse
35 Birchwood Drive
New Windsor, NY 12553

40-1-17
Nicholas & Vivian Carfizzi
37 Birchwood Drive
New Windsor, NY 12553

40-1-18
Josephine Dewingaerde
39 Birchwood Drive
New Windsor, NY 12553

40-1-19
Jean Davis
48 Scottchtown Drive
Middletown, NY 10941

JEFFREY STRINGER (03-21)

MR. TORLEY: Request for 22 ft. required rear yard setback for proposed attached pool deck at 127 Glendale Drive in an R-4 zone.

Mr. and Mrs. Jeffrey Stringer appeared before the board.

MR. STRINGER: The deck is coming from the second floor of the house and the steps from that deck down are pretty high, what I'd like to do is extend the pool deck to the main deck of the house so I have four steps going down to the pool deck and then three steps going down, four steps going down into the ground.

MR. TORLEY: In doing that, that deck attaches your pool and the deck to the house, that's why you get into the rear yard?

MR. STRINGER: Right.

MR. BABCOCK: That's correct.

MR. TORLEY: Do you have the fencing that you need around?

MR. STRINGER: I have 6 foot fence all the way around the back yard.

MR. TORLEY: And do you consider this an improvement in safety?

MR. STRINGER: Absolutely.

MRS. STRINGER: We're going to do away with the side step.

MR. STRINGER: Especially with her parents coming over, they're not too--

MR. KANE: With the deck you'll have to meet all the requirements.

MR. STRINGER: Absolutely.

MR. KANE: Going to create any water hazards or runoffs?

MR. STRINGER: No.

MR. KANE: Cutting down of any trees?

MR. STRINGER: No.

MR. KANE: Similar size to other decks and pools in the neighborhood?

MR. STRINGER: Yes.

MR. TORLEY: When you come to the public hearing, I see we have the photographs already, you'll be asked the same kinds of questions. One of the things you're going to be doing you'll be mailing out letters to your neighbors and it's not quite a form letter but it's close to it, so make sure you talk to your neighbors, tell them what this is about so they know you're talking about the pool, not that you're putting up a cell tower or toxic waste dump, let them know what's going on.

MR. STRINGER: Yes.

MR. TORLEY: Questions?

MR. REIS: Accept a motion?

MR. TORLEY: Yes.

MR. REIS: Make a motion that we set up Jeffrey Stringer for his requested rear yard setback variance for 127 Glendale Drive.

MR. KANE: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. KANE	AYE

May 12, 2003

7

MR. TORLEY

AYE



RESULTS OF Z.B.A. MEETING OF: May 12, 2003

PROJECT: Jeffrey Stringer ZBA # 03-21
P.B.# _____

USE VARIANCE: NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A ___ N ___
RIVERA _____
MCDONALD _____ CARRIED: Y ___ N ___
REIS _____
KANE _____
TORLEY _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A ___ N ___
RIVERA _____
MCDONALD _____ CARRIED: Y ___ N ___
REIS _____
KANE _____
TORLEY _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A ___ N ___
RIVERA _____
MCDONALD _____ CARRIED: Y ___ N ___
REIS _____
KANE _____
TORLEY _____

APPROVED: M) _____ S) _____ VOTE: A ___ N ___
RIVERA _____
MCDONALD _____ CARRIED: Y ___ N ___
REIS _____
KANE _____
TORLEY _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) R S) K VOTE: A 4 N 0
RIVERA A
~~MCDONALD~~ _____
REIS A CARRIED: Y N _____
KANE A
TORLEY A

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED: M) _____ S) _____ VOTE: A ___ N ___.

RIVERA _____
MC DONALD _____ CARRIED: Y ___ N _____.
REIS _____
KANE _____
TORLEY _____

No Water Hazards - No Trees - Similar in size



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

May 5, 2003

Jeffrey Stringer
127 Glendale Drive
New Windsor, Ny 12553

SUBJECT: REQUEST FOR VARIANCE #03-21

Dear Mr. Stringer:

This letter is to inform you that you have been placed on the May 12th, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

127 Glendale Drive
New Windsor, Ny 12553

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,



Myra Mason, Secretary
Zoning Board of Appeals

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

RECEIPT
#426-2003

05/06/2003

Stringer, Jeff
127 Glendale Drive
New Windsor, NY 12553

Received \$ 50.00 for Zoning Board Fees, on 05/06/2003. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

03-81

Application fee

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 05-05-2003

FOR: 03-21 ESCROW

FROM: **JEFF A. STRINGER**

127 GLENDALE DRIVE

NEW WINDSOR, NY 12553

CHECK NUMBER: 1500

AMOUNT: **\$300.00**

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

5/6/03

DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

ZBA #03-21 Application fee

JEFF A. STRINGER
PH. 845-565-9806
127 GLENDALE DRIVE
NEW WINDSOR, NY 12553

1501

DATE May 02, 03 50-7936/2219

PAY TO THE ORDER OF Town of New Windsor \$ 50.00
fifty dollars — 00/100 DOLLARS

Hudson Valley
Federal Credit Union

111 MARKET ROAD PO BOX 10000 NY 12553

MEMO application fee JEFF STRINGER

⑆ 221979363⑆00000987829029⑆1501

ZBA #03-21 Assessor's List

JEFF A. STRINGER
PH. 845-565-9806
127 GLENDALE DRIVE
NEW WINDSOR, NY 12553

1502

DATE May 02, 03 50-7936/2219

PAY TO THE ORDER OF Town of New Windsor \$ 25.00
Twenty five dollars — 00/100 DOLLARS

Hudson Valley
Federal Credit Union

111 MARKET ROAD PO BOX 10000 NY 12553

MEMO public hearing list deposit JEFF STRINGER

⑆ 221979363⑆00000987829029⑆1502

ZBA #03-21 Escrow

JEFF A. STRINGER
PH. 845-565-9806
127 GLENDALE DRIVE
NEW WINDSOR, NY 12553

1500

DATE May 02, 03 50-7936/2219

PAY TO THE ORDER OF Town of New Windsor \$ 300.00
Three hundred dollars — 00/100 DOLLARS

Hudson Valley
Federal Credit Union

111 MARKET ROAD PO BOX 10000 NY 12553

MEMO escrow JEFF STRINGER

⑆ 221979363⑆00000987829029⑆1500

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

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

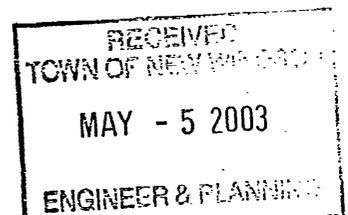
Section 25, Table of _____ Regs., Col. _____.

	<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.	22'	18'	18'
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

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



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

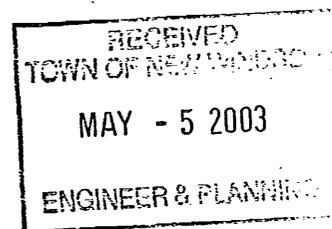
APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

We would like the ZBA to consider granting an Area Variance for the connection of our two decks that are already in existance on our home. This connection would benefit our familys safety. The existing stairs off our top deck are at a steep angle and we would like to take those stairs out and create a safier wider steps to access our second deck by the pool. Our intention is to obide by all codes, regulations, physical and environmental conditions in our neighborhood.

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



XII. ADDITIONAL COMMENTS:

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

XIII. ATTACHMENTS REQUIRED:

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy of site plan or survey 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.
- Copies of signs with dimensions and location.
- Three checks: (each payable to the TOWN OF NEW WINDSOR) checks
 - One in the amount of \$ 300.00 or 500.00, (escrow) #1500
 - One in the amount of \$ 50.00 or 150.00, (application fee) #1501
 - One in the amount of \$ 25.00, (Public Hearing List Deposit) #1502
- Photographs of existing premises from several angles.

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

2nd day of May 2003,

JEFF SPRINGER
Owner's Signature (Notarized)

JEFF SPRINGER
Owner's Name (Please Print)

Karin Sallstrom

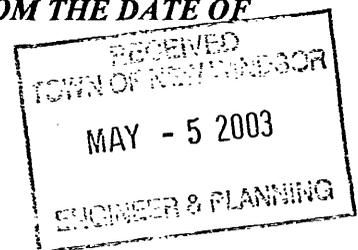
KARIN SALLSTROM
Notary Public, State of New York
Qualified in Dutchess County
Reg. No. 815A8076158
Commission Expires April 14, 2007

Signature and Stamp of Notary

Applicant's Signature (If not Owner)

PLEASE NOTE:

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



Law Office of Marc Kerchman

Marc Kerchman
Admitted in NY, NJ and CT
310 Fullerton Avenue
Newburgh, New York 12550

Telephone 914-565-0070
Fax 914-565-0097

Date: 2/27/01

Mr. Jeffrey Stringer
Ms. Anastasia M. Howard
127 Glendale Drive
New Windsor, New York 12553

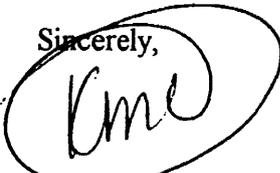
Re: Closing statement regarding purchase of
127 Glendale Avenue
New Windsor, New York

Dear Mr. Stringer and Ms. Howard:

Enclosed please find your Recorded Deed for your real estate purchase. Please keep it with the rest of your important papers from this transaction, as it will be important to you when you decide to sell someday.

Thank you for allowing us to be of service to your recent purchase.

Sincerely,

A handwritten signature in cursive script, appearing to read 'MK', is enclosed within a hand-drawn oval.

Marc Kerchman
by Lisa

/kk
enc.

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT -- DO NOT REMOVE



TYPE IN BLACK INK:
NAME(S) OF PARTY(S) TO DOCUMENT

Antonia S. VITA and
PATRICIA A. VITA

TO
JEFFREY A. STRINGER and
ANASTASIA M. HOWARD

SECTION 25 BLOCK 5 LOT 49

RECORD AND RETURN TO:
(name and address)

MARC C. KERCHMAN
310 Fullerton Avenue
Newburgh, NY 12550

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

___ 2089 BLOOMING GROVE (TN)
___ 2001 WASHINGTONVILLE (VLG)
___ 2289 CHESTER (TN)
___ 2201 CHESTER (VLG)
___ 2489 CORNWALL (TN)
___ 2401 CORNWALL (VLG)
___ 2600 CRAWFORD (TN)
___ 2800 DEERPARK (TN)
___ 3089 GOSHEN (TN)
___ 3001 GOSHEN (VLG)
___ 3003 FLORIDA (VLG)
___ 3005 CHESTER (VLG)
___ 3200 GREENVILLE (TN)
___ 3489 HAMPTONBURGH (TN)
___ 3401 MAYBROOK (VLG)
___ 3689 HIGHLANDS (TN)
___ 3601 HIGHLAND FALLS (VLG)
___ 3889 MINJSINK (TN)
___ 3801 UNIONVILLE (VLG)
___ 4089 MONROE (TN)
___ 4001 MONROE (VLG)
___ 4003 HARRIMAN (VLG)
___ 4005 KIRYAS JOEL (VLG)

___ 4289 MONTGOMERY (TN)
___ 4201 MAYBROOK (VLG)
___ 4203 MONTGOMERY (VLG)
___ 4205 WALDEN (VLG)
___ 4489 MOUNT HOPE (TN)
___ 4401 OTISVILLE (VLG)
___ 4600 NEWBURGH (TN)
 4800 NEW WINDSOR (TN)
___ 5089 TUXEDO (TN)
___ 5001 TUXEDO PARK (VLG)
___ 5200 WALLKILL (TN)
___ 5489 WARWICK (TN)
___ 5401 FLORIDA (VLG)
___ 5403 GREENWOOD LAKE (VLG)
___ 5405 WARWICK (VLG)
___ 5600 WAWAYANDA (TN)
___ 5889 WOODBURY (TN)
___ 5801 HARRIMAN (VLG)

CITIES

___ 0900 MIDDLETOWN
___ 1100 NEWBURGH
___ 1300 PORT JERVIS

___ 9999 HOLD

NO. PAGES 4 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAP# _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

CONSIDERATION \$160,000
TAX EXEMPT _____

MORTGAGE AMT. \$ _____
DATE 3-29-00

MORTGAGE TAX TYPE:

- ___ (A) COMMERCIAL/FULL 1%
- ___ (B) 1 OR 2 FAMILY
- ___ (C) UNDER \$10,000
- ___ (E) EXEMPT
- ___ (F) 3 TO 6 UNITS
- ___ (I) NAT.PERSON/CR. UNION
- ___ (J) NAT.PER-CR.UN/I OR 2
- ___ (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *Regency*

LIBER 5281 PAGE 335

LIBER 5281 PAGE 335

ORANGE COUNTY CLERKS OFFICE 22313 MLV
RECORDED/FILED 04/20/2000 01:25:41 PM
FEES 47.00 EDUCATION FUND 5.00
SERIAL NUMBER: 008532
DEED CNTL NO 55235 RE TAX 640.00



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

THIS INDENTURE, made on March 29, 2000
BETWEEN ^{Antonio} ANTONIO S. VITA and PATRICIA A. VITA, 127 Glendale Drive, New Windsor, NY 12553,

JSV
P.A.V

party of the first part, and JEFFREY A. STRINGER and ANASTASIA M. HOWARD, 227 Town View Drive, Wappingers Falls, NY 12590, *As joint tenants with rights of survivorship*

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

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, being Lot No. 32 on a filed map entitled, "Parklawn", said map being filed in the Orange County Clerk's Office on May 22, 1973, as Map No. 2996, bounded and described in Schedule "A" attached hereto and made a part hereof.

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

Antonio S. Vita
Antonio S. Vita
Patricia A. Vita
Patricia A. Vita

00R2348

ACKNOWLEDGMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of Orange ss.:

On March 29, 2000 before me, the undersigned, personally appeared Antonip S. Vita and Patricia A. Vita

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michelle Anderson
(signature and office of individual taking acknowledgment)
Notary Public

ACKNOWLEDGMENT OUTSIDE NEW YORK STATE (RPL 309-b)

State of County of ss.:

On before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

Mortgage and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
TITLE No.

TO

ACKNOWLEDGMENT BY SUBSCRIBING WITNESS(ES)

State of County of ss.:

On before me, the undersigned, personally appeared

the subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof);

MICHELLE ANDERSON
Notary Public, State of New York
Qualified in Orange County
Registration #02AN49729-43
Commission Expires October 9, 2000

that he/she/they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) was (were) present and saw said

execute the same; and that said witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto.

(if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

(signature and office of individual taking acknowledgment)

SECTION
BLOCK
LOT
COUNTY OR TOWN

RETURN BY MAIL TO:

Zip No.

Reserve this space for use of Recording Office.
LIBER 5281 PAGE 337

SCHEDULE "A"

BEGINNING at a point on the northwesterly line of Parklawn Drive, said point being the intersection of the northwesterly line of Parklawn Drive, with the southwesterly line of Lot No. 33, on said Filed Map No. 2996; thence along the northwesterly line of Parklawn Drive, South 39° 54' 56" West 90.00 feet to a point; thence along Lot No. 31, on said Filed Map No. 2996, North 50° 05' 04" West 115.00 feet to a point; thence along Lot No. 37 and Lot No. 36, on said Filed Map No. 2996, North 44° 31' 15" East 90.29 feet to a point; thence along Lot No. 33, on said Filed Map No. 2996, South 50° 05' 04" East 107.75 feet to the point or place of ***BEGINNING***.

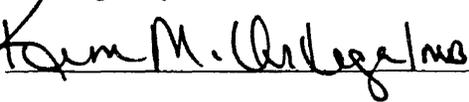
CERTIFICATE OF TITLE ISSUED BY

STEWART TITLE INSURANCE COMPANY

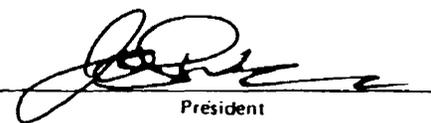
Certifies to the proposed insured named in Schedule A that an examination of title to the premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue its standard form of title insurance policy in favor of the proposed insured, covering premises described in Schedule A, in the amounts hereinafter set forth, insuring the fee and / or mortgage and the marketability thereof, after the closing of the transaction in conformance with procedures approved by the Company excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of said policy.

This Certificate shall be null and void (1) if the fees therefor are not paid (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) upon delivery of the policy. Any claim arising by reason of the issuance hereof shall be restricted to the terms and conditions of the standard form of insurance policy. If title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

STEWART TITLE
INSURANCE COMPANY


Countersigned by:
 3/29/00

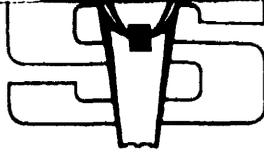



President


Secretary

Company: **REGENCY ABSTRACT SERVICES, LTD.**
42 CATHARINE STREET
Address: **POUGHKEEPSIE, NY 12601**
City, State: **(914) 471-8100 AGENT ST. 320273**
Agent No: _____

C-8833-477101



Sanctity of Contract

Regency Abstract Services, Ltd.

42 Catharine Street
Poughkeepsie, New York 12601
Tel: (914) 471-8100
Fax: (914) 471-8101

Issuing Policies of
STEWART TITLE
INSURANCE COMPANY

TITLE #: 00R-2348

REISSUE OF:

PURCHASERS/MORTGAGORS:
Stringer w/ Hudson Valley Federal Credit Union

PURCHASE PRICE: \$160,000.00
FEE POLICY: \$
MORTGAGE: \$152,000.00
SELLERS CHARGES: (Recording)

NYS Transfer Tax _____
Capital Gains Aff. _____
Satisfaction/Res. _____
Power of Attorney _____
Other _____

TOTAL _____
MORTGAGE PAYOFF _____

SERVICE CHARGE:

CHECKS: AMOUNT PAYABLE TO:
Red Line _____
S/C/T Tax _____
School _____
Other _____

CLOSING DATE: _____

ATTORNEY: Marc Kerchman, Esq.

cc: Quartararo & Quartararo, Esqs.

cc:

PURCHASERS/MORTGAGORS CHARGES

Mortgage Policy _____ 234.00
Fee Policy _____ 956.00
Market Val. End. _____ 96.00
Environmental End _____ 25.00
Wav. of Arbitrat. _____ 25.00
Var. Rate End _____
Residential Mort. _____ 25.00
Tax Search _____ 20.00
Departmentals _____ 125.00
Survey Inspection _____ 75.00
Escrow Svc. Chg. _____

SUB TOTAL _____
RECORDING CHARGES:

Mortgage Tax _____
Record Deed _____
Record Mortgage _____
Power of Attorney _____
Equalization _____
Satisfaction/Release _____
Affidavit _____
Bldg Loan Agmt. _____
Cons/Ext/Mod Agmt _____

SUBTOTAL _____

TOTAL _____

SECTION 24



SECTION 39

