

ZB# 77-32

Stephen Peller

21-3-17

Peller, Stephen J. - 77-32

77-32

Public Hearing

Nov. 28, 1977 - 8:15 pm.

Subdivision of 1 parcel
into 2 lots -

\$25,000 paid

file w/ T.C.

GENERAL RECEIPT

3484

Town of New Windsor, N. Y.

Nov 30, 1977

Received of Stephen Peller \$ 25.00

Twenty five and 00/100 Dollars

For # 77-32 - Variance

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>25.00</u>		
<u>check</u>		

BY Charlotta Marandonis

TITLE

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

77-32
(Number)

(Date)

I. Applicant information:

- (a) Stephen J. Peltier 18 Woodlawn Ave New Windsor 562-3626
(Name, address and phone of Applicant)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- Use variance
- Area variance
- Sign variance
- Special permit

III. Property information:

- (a) R-4 18 Woodlawn Avenue, New Windsor 21-3-17
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? PT
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1951
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed?

77-32
(Number)

(Date)

I. Applicant information:

- (a) Stephen J. Peller 18 Woodlawn Ave New Windsor
(Name, address and phone of Applicant) 562-3626
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- Use variance
- Area variance
- Sign variance
- Special permit

III. Property information:

- (a) R-4 18 Woodlawn Avenue, New Windsor 21-3-17
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? PT
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1951
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? No. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. no
- _____
- _____

IV. Use variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

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

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table Bulk Regs., Column 4, 5 and 8

Requirements	Proposed or Available		Variance Request
Width			
Min. Lot Width Lot #1 -100 ft.	Lot #1-80 ft.	Lot #1 - 20 ft.	
Area Lot #2 -100 ft.	Lot #2- 100 ft.	none needed	
Min. Lot Width Lot #1-15,000	Lot #1- 11,733	Lot #1-3,270 sq. ft.	
Lot #2-15,000	Lot #2-10,965	Lot #2-4,035 sq. ft.	
Reqd. Front Yard	_____	_____	_____
Reqd. Side Yards	<u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard	Lot #2 - 40 ft.	Lot #2-26ft.	Lot #2- 14 ft.
Reqd. Street Frontage*	_____	_____	_____
Max. Bldg. Hgt.	_____	_____	_____
Min. Floor Area*	_____	_____	_____
Development Coverage*	_____ %	_____ %	_____ %
Floor Area Ratio**	_____	_____	_____

* Residential districts only
** Non-residential districts only

(Describe proposed use)

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

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table Bulk Regs. Column 4, 5 and 8

Requirements	Proposed or Available		Variance Request
Min. Lot Area <u>Width</u>	Lot #1 -100 ft.	Lot #1-80 ft.	Lot #1 - 20 ft.
Min. Lot Width <u>Area</u>	Lot #2 -100 ft.	Lot #2- 100 ft.	none needed
Reqd. Front Yard	Lot #1-15,000	Lot #1- 11,733	Lot #1-3,270 sq. ft.
	Lot #2-15,000	Lot #2-10,965	Lot #2-4,035 sq. ft.
Reqd. Side Yards	<u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard	Lot #2 - 40 ft.	Lot #2-26ft.	Lot #2- 14 ft.
Reqd. Street Frontage*	_____	_____	_____
Max. Bldg. Hgt.	_____	_____	_____
Min. Floor Area*	_____	_____	_____
Development Coverage*	_____ %	_____ %	_____ %
Floor Area Ratio**	_____	_____	_____

* Residential districts only
 ** Non-residential districts only

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

We would like to sell the big house at 18 Woodlawn Avenue and move into the small apartment above the garage on the opposite lot. I will be retiring within the next year and we would like to cut down on expenses by utilizing the small apartment since we do not have any children living at home and do not need the extra room.

VI. Sign Variance:

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

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

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

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

move into the small apartment above the garage on the opposite lot. I will be retiring within the next year and we would like to cut down on expenses by utilizing the small apartment since we do not have any children living at home and do not need the extra room.

VI. Sign Variance:

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

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

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

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

VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.
- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

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

~~The houses will remain as it. No structural changes anticipated.~~

The residential character of the R4-A zone will be kept intact.

IX. Attachments required:

- ___ Copy of letter of referral from Building and Zoning Inspector.
- ___ Copy of contract of sale, lease or franchise agreement.
- ___ Copy of tax map showing adjacent properties
- ___ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ___ Copy(ies) of sign(s) with dimensions.
- x Check in amount of \$ 25.00 payable to Town of New Windsor.

Photos of existing premises attached at _____

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



VIII. Additional comments:

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

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The residential character of the R4-A zone will be kept intact.



IX. Attachments required:

- Copy of letter of referral from Building and Zoning Inspector.
 - Copy of contract of sale, lease or franchise agreement.
 - Copy of tax map showing adjacent properties
 - Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
 - Copy(ies) of sign(s) with dimensions.
 - Check in amount of \$ 25.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- Other

X. AFFIDAVIT.

Date 11/15/77

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

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

Stephen J. Peller
(Applicant)

Sworn to before me this
15th day of November, 1977.

Patricia Razansky
PATRICIA RAZANSKY
Notary Public, State of N.Y.
No. 6970776
Appointed in Orange County
Term Expires Mar. 30, 1978

XI. ZBA Action:

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

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

COUNTY OF ORANGE)

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

Stephen J. Peller
(Applicant)

Sworn to before me this

15th day of November, 1977.

Patricia Razansky
PATRICIA HAZANSKY
Notary Public, State of N.Y.
No. 5870778
Appointed in Orange County
Term Expires Mar. 30, 1978

XI. ZBA Action:

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

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of
STEPHEN PELLER and ELEANOR C. PELLER
Application #77-32.

DECISION GRANTING
AREA VARIANCES

-----X
WHEREAS, STEPHEN PELLER and ELEANOR C. PELLER of 18 Woodlawn Avenue, Town of New Windsor, N.Y., have applied to the Zoning Board of Appeals for an area variance to permit subdivision of one lot into two lots, insufficient in size, located at the intersection of Woodlawn & MacArthur Ave. in the Town of New Windsor; and

WHEREAS, the applicants seek the following:

Lot #1 - 20 ft. lot width variance and
3,270 sq. ft. lot area variance.

Lot #2 - 4,035 sq. ft. lot area variance and
14 ft. rear yard variance

to subdivide their property; and

WHEREAS, a public hearing was held on the 28th day of November, 1977 at which time no opposition appeared to the application before the Board; and

WHEREAS, notice of public hearing was duly sent to residences and businesses as prescribed by law, and published in The Evening News, also required by law; and

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

1. The proposed variances sought above would not affect the general character of the neighborhood.

2. The proposed subdivision of the two lots would not change the character of the neighborhood.

WHEREAS, the Zoning Board of Appeals makes the following determinations of law in this matter.

1. The variance sought is not substantial in relation to the legally required sideyard and lot area.

2. There will be no substantial change in the character of the neighborhood nor a substantial detriment to the adjoining properties.

3. The proposed variance would have no affect on the governmental facilities available.

4. There is no feasible method for the applicants to erect the addition to their property other than through a variance.

5. There are no other factors of interest bearing on this matter.

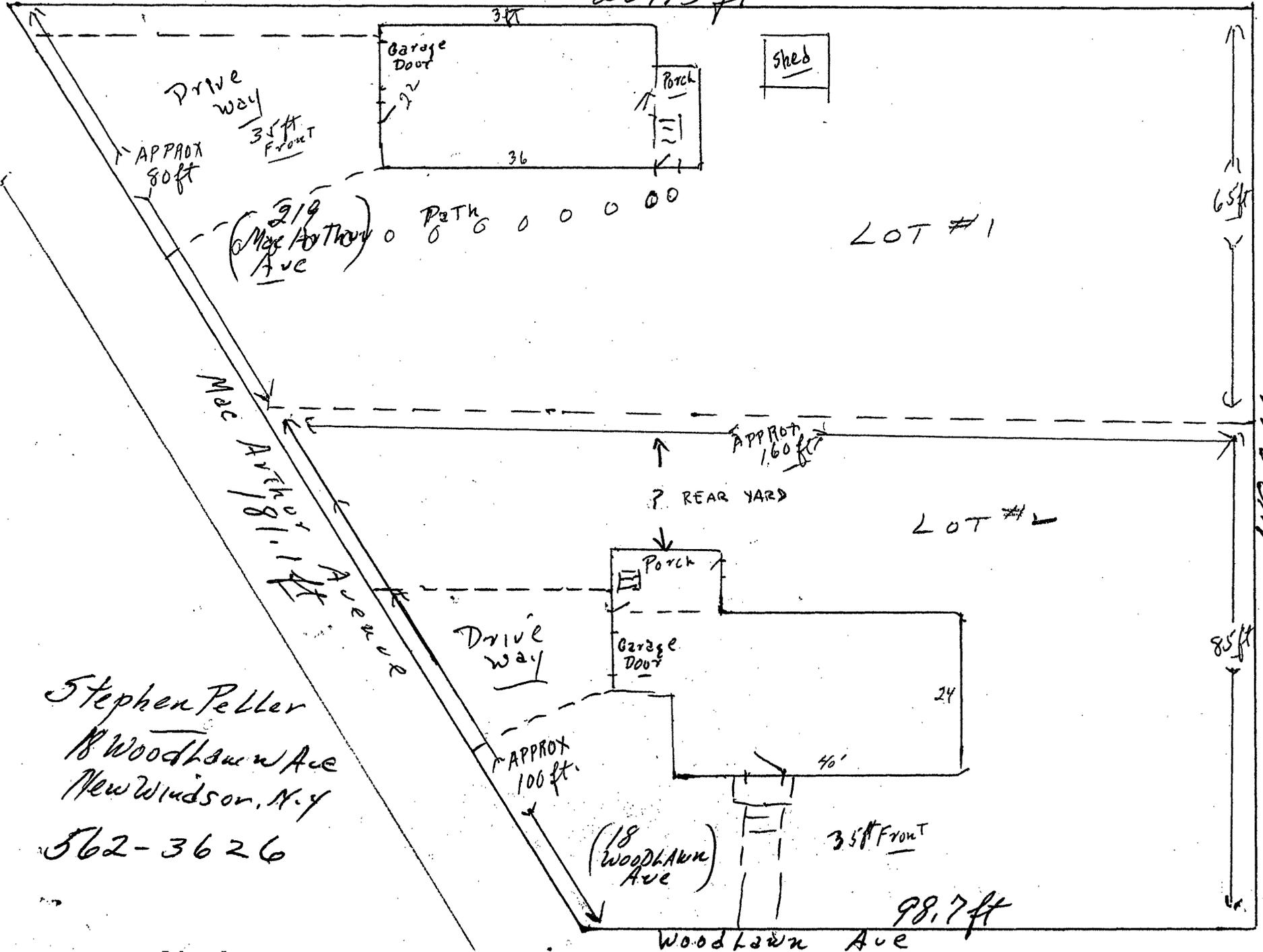
NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant the above referenced variances to Stephen and Eleanor Peller.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is directed to forward a copy of this decision to the applicant, the Town Planning Board and the Town Clerk.

Dated: March 13, 1978.

s/ Richard Fenwick
~~VINCENT DEVONA, Vice Chairman~~
Acting

201.3 ft



Stephen Peller
 18 Woodlawn Ave
 New Windsor, N.Y
 562-3626

149.9 ft

85 ft

65 ft

LOT #1

LOT #2

Woodlawn Ave

98.7 ft

35 ft front

(18 Woodlawn Ave)

APPROX 100 ft.

Garage Door

Porch

? REAR YARD

APPROX 160 ft

Masc Ave 181 ft

APPROX 80 ft

Drive way 35 ft front

Garage Door

Porch

Shed

3 ft

36

24

40'

(319 Masc Ave) Path

Path 0 0 0 0 0 0



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~Ellsworth E. Went~~
~~555 Union Avenue~~
New Windsor, New York 12550
(914) 565-8808

November 15, 1977

Mr. Stephen Peller
18 Woodlawn Avenue
New Windsor, N.Y. 12550

58

RE: 21-3-17

Dear Mr. Peller:

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

The charge for this service is \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

JOSEPH G. PARISI
Sole Assessor
Town of New Windsor

JGP/pk
att.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~Edward F. XXXXX~~
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

- α Fornal, Charles
21 Hickory Avenue
New Windsor, N.Y. 12550
- ^ Keeser, John W. & Dora E.
19 Hickory avenue
New Windsor, N.Y. 12550
- ^ Shaw, Albert C. & Jeanette
17 Hickory Avenue
New Windsor, N.Y. 12550
- ^ Tucker, Joseph F. & Helen
13 Hickory Avenue
New Windsor, N.y. 12550
- ^ Cocchia, Joseph & Drena
11 Hickory Avenue
New Windsor, N.Y. 12550
- ^ Chivattoni, Anthony G. & Ann M.
9 Hickory Avenue
New Windsor, N.Y. 12550
- ^ Kuzminski, Michael & Mary R.
5 Hickory avenue
New Windsor, N.Y. 12550
- ^ Quicksell, Donald E. & Chin S.
124 Cedar Avenue
New Windsor, N.y. 12550
- ^ Cedar Avenue Associates
Grand Avenue
Newburgh, New York 12550
- ^ Pisani, Richard F. & Maureen B.
6 Woodlawn Avenue
New Windsor, New York 12550
- ^ Chivattoni, Robert A. & Veronica
6 Woodlawn Avenue
New Windsor, N.Y. 12550
- ^ Coe, Ruth A.
12 Woodlawn Avenue
New Windsor, N.Y. 12550
- ^ Czarnecki, Adelbert & Elizabeth
14 Woodlawn Avenue
New Windsor, N.Y. 12550
- ^ Richards, Larry S. & Beverly
15 Woodlawn Avenue
New Windsor, N.Y. 12550
- ^ Livingston, Samuel G. Jr. & Charlotte
13 Woodlawn Avenue
New Windsor, N.Y. 12550
- ^ Fasano, John & Frances L.
11 Woodlawn Avenue
New Windsor, N.y. 12550
- ^ Johnson, Leland E. & Mary F.
9 Woodlawn Avenue
New Windsor, N.Y. 12550
- ^ Armour, Robert J. & Evelyn M.
7 Woodlawn Avenue
New Windsor, N.y. 12550
- ^ Nucifore, Joseph S. III & Barbara
5 Woodlawn Avenue
New Windsor, N.Y. 12550
- ^ Manuche, Rita F.
170 Union Avenue
New Windsor, N.Y. 12550
- ^ Orzechowski, Zygmunt & Stella
61 Blanche Avenue
New Windsor, N.Y. 12550
- ^ Thole, Marilyn
231 MacArthur Avenue
New Windsor, N.y. 12550



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~XXXXXXXXXXXX~~
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

1763

- Walker, Bonnie J.
^ 233 MacArthur Avenue
New Windsor, N.y. 12550
- Jaczko, John & Anna
^ 186 Union Avenue
New Windsor, N.y. 12550
- Grieco, Ernest & Agnes
^ 184 Union Avenue
New Windsor, N.y. 12550
- Jacaruso, Anthony & Marjorie
^ 180 Union Avenue
New Windsor, N.Y. 12550
- Ferguson, Donald G. & Dolores B.
x 178 Union Avenue
New Windsor, N.Y. 12550
- x Bunting, Lloyd & Alice F.
174 Union Avenue
New Windsor, N.Y. 12550
- v Mastrella, Joseph J.
5 Boulder Road
Newburgh, N.Y. 12550
- x Bozzone, Louis P.
Box 324
Cornwall, N.Y. 12518
- x Mangi, John J. & Anna M.
224 MacArthur Avenue
New Windsor, N.Y. 12550
- ^ Vanderhoof, Marie
226 MacArthur Avenue
New Windsor, N.y. 12550
- Bearse Mfg. Co.
x 3815-25 Cortland Street
Chicago, Illinois 60647
- x AEI Orange Realty
Union & MacArthur Avenue
New Windsor, N.Y.
- Borchert, Ernest H., Ernest H. Jr.,
^ Robert A.
Marlboro, New York 12542
- Landman, Marvin & Ada C/O Butcher Boys
^ 11 Central Avenue
Spring Valley, New York 10977
- x CHKK Realty Co.
C/O Mt. Ellis Paper Company
214 MacArthur Avenue
New Windsor, N.y. 12550
- x CEL-U-DEX Corporation
23 MacArthur Avenue
New Windsor, N.Y. 12550
- x Sinopoli, Vincenzo & Caterina
4717 Chesapeake St. NW
Washington DC 20016
- x Earley, George G. & Betty J.
23 Locust Avenue
New Windsor, N.Y. 12550
- x Ruscitti, Nicholas J. & Helen
21 Locust Avenue
New Windsor, N.Y. 12550
- x Tompkins, Mary A.
19 Locust Avenue
New Windsor, N.y. 12550
- x Ward, Robert F. & carol J.
17 Locust Avenue
New Windsor, N.Y. 12550
- x Cimorelli, Thomas A. & Mary Ann
15 Locust Avenue
New Windsor, N.Y. 12550
- x Sturtecki, William & Helen
13 Locust Avenue
New Windsor, N.Y. 12550



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
~~Ellsworth E. Weyant~~
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

1768 Perrone, Frank & Constance
X 11 Locust Avenue
New Windsor, N.Y. 12550

Davidson, Wilfred & Margaret
X 22 Hickory Avenue
New Windsor, N.Y. 12550

X Kirtio, John J. & Anna M.
9 Locust Avenue
New Windsor, N.Y. 12550

Crudele, Nicandro & Anna
X 116 Cedar Avenue
New Windsor, N.Y. 12550

Respectfully submitted,

X Cherry, Ruth S.
118 cedar Avenue
New Windsor, N.Y. 12550

JOSEPH G. PARISI
Sole Assessor
Town of New Windsor

Thompson, Edward & Anna
X 6 Hickory avenue
New Windsor, N.Y. 12550

X Gastka, William P. & Mary L.
8 Hickory Avenue
New Windsor, N.Y. 12550

X Chivattoni, Frank J. Sr. & Charlotte
10 Hickory Avenue
New Windsor, N.Y. 12550

X Brune, Frederick J. & Roberta M.
12 Hickory Avenue
New Windsor, N.Y. 12550

Brower, Roy C.
X 14 Hickory avenue
New Windsor, N.y. 12550

Bauer, Brian H. & Belle
X 16 Hickory Avenue
New Windsor, N.Y. 12550

X Roche, Benedect M. & Rose F.
18 Hickory avenue
New Windsor, N.Y. 12550

X Dayton, Julia C'O Julia Araiza
P.O. Box 341
Vails Gate, N.Y. 12584

11/28/77 Public Hearing - Peller - 8:15 pm.

Name:

Address:

Stephen Peller

18 Woodlawn Ave

Eileen Peller

18 Woodlawn Ave

Helen P. Tucker

13 Hickory Avenue

Anna M. Rudolph

21 Hickory Ave.

Frances W Pasquale

122 Lake Drive

Mary Musick

198 Lake Drive -

Mrs. John Mangic

224 MacArthur Ave.

John W. Heese

19 Hickory Ave.

Dora E. Keene

19 Hickory Ave.

ZONING BOARD OF APPEALS
Town of New Windsor, New York 12550

November 21, 1977

TO: ZONING BOARD OF APPEALS

Dear Members:

There will be a regular meeting of the Zoning Board of Appeals on Monday evening, November 28, 1977 at 7:30 p.m. in the Town Hall.

Agenda:

7:30 p.m. - ROLL CALL

Motion to accept minutes of the November 14, 1977 meeting as written. *all agree.*

Preliminary Meetings:

1. ✓ John Milkovich - Request to construct one-family dwelling in PI zone (Fisher's Lane) - (not permitted) *P.H. - 12/12 8*
2. ✓ Gasland - Request of Dan Hartnett, agent of Gasland, for a change in plans. *P.H. - 12/12 8:15*
- ✓ 3. Gregory Vourakis - Request for used car sales in NC zone Route 207. *P.H. - 12/12 8:30.*
4. *Will call again!* ~~Al Taravella - Request to create an art studio on Old Temple Hill Road (insufficient area). Has 14,500 available.~~
5. Lawrence Bilello - Request to erect two bay Garage on Walsh Rd. Repair garage and used car sales not permitted in a PI zone. Use variance and special permit needed. -

PUBLIC HEARINGS:

8 p.m. ✓ DOUGLAS GROVES - Request for area variance to keep horse.

8:15 p.m. - STEPHEN PELLER - Request for subdivision of one lot into two parcels - Need area, lot width and rear yard variances.

8:30 p.m. - VINCENT LAWRENCE - Request to permit construction of one-family residence with insufficient rear yard. (Vascello Road, Beaver Dam Lake area).

Correspondence:

1. Letter dated November 15, 1977 from Supervisor Larkin requesting attendance at November 30, 1977 meeting at 7:30 p.m. regarding problem (Toleman Estates) with horses. Meeting will be a joint one between Planning Board, Town Board, Town Justices, Building Inspector & ZBA. Please put this item on your calendar.

Sincerely,

Pat 565-8550 (office)
562-7107 (home)

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 48-33A of the Zoning Ordinance on the
following proposition:

Appeal No. 32

Request of STEPHEN J. PELLER and ELEANOR C. PELLER

for a VARIANCE ~~SPECIAL USE PERMIT~~ of

the regulations of the Zoning Ordinance, to permit

subdivision of one parcel into two lots with

insufficient area, lot width and rear yard,

being a VARIANCE ~~SPECIAL USE PERMIT~~ of

Section 48-12 - Table of Bulk Regs., Cols. 4, 5 & 8

for property situated as follows:

at the intersection of Woodlawn Avenue and MacArthur

Avenue in the Town of New Windsor, N. Y.

SAID HEARING will take place on the 28th day of November, 1977,

at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.

beginning at 8:15 o'clock P. M.

THEODORE JARGSTORFF
Chairman

1

PROCEDURE FOR PUBLIC HEARING

In order to prepare for a Public Hearing before the Zoning Board of Appeals the applicant must first prepare a public hearing notice, publication to appear in The Evening News once at least 10 days prior to the public hearing date. When notice has been prepared, return it to the Zoning Board Secretary (address below) so that she may publish same at the expense of the applicant. Three copies of the application must also be filled out and returned to the Secretary.

Registered or Certified letters are to be sent to all residents and property owners within a radius of 500 ft. of the property in question. This list may be obtained from the Town Assessor's Office for a fee which is determined by the Town Assessor. His office is located in the Town Hall - 555 Union Avenue, New Windsor, N. Y. All registered or certified letters must have return receipts. All return receipts, copy of published notice, copy of letter and all site plans with measurements must be presented to the Secretary at the public hearing by the applicant. Please include the Assessor's list of names and addresses of all property owners within 500 ft. for the record. A fee of \$50.00 payable to the TOWN OF NEW WINDSOR, should accompany all applications for commercial use. A fee of \$25.00 is required for residential use only. All fees due at the time the applications are returned to the secretary.

Please have your attorney determine whether Section 239 1&m of the General Municipal Law is applicable, and if so, send a copy of your application with plans attached to the Orange County Planning Dept., 124 Main Street, Goshen, New York 10924. (This section only applies if you are located within 500 ft. of a County Road.)

RETURN ALL PAPERS PROMPTLY TO:

PATRICIA RAZANSKY, Secretary
New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, N. Y. 12550

Tel: 565-8550

Applicant's check list:

1. Fill out and return 3 copies of application & map or plans.
2. Fill out and return public hearing notice.
3. Town Assessor's list to secretary.
4. Return receipts (green cards) to secretary.
5. Fee for application.
6. Application to Orange County Planning Dept., if applies.
7. Provide secretary with Affidavit of Publication (provided by newspaper.)

Note: The ZBA meet every 2nd and 4th Monday of every month.

(914) 565-8550

555 Union Avenue
New Windsor, N. Y. 12550
January 6, 1978

Mr. Ronald Washburn
Washburn Associates
Estrada Road
Central Valley, N. Y. 10917

RE: STEPHEN PELLER PROPERTY IN THE TOWN OF NEW WINDSOR

Dear Mr. Washburn:

In accordance with our telephone conversation of this morning, Mr. Stephen Peller was granted the following variances upon application before the Zoning Board of Appeals on 11/28/77:

Lot #1 - 20 ft. lot width variance
3,270 sq. ft. lot area variance

Lot #2 - 4,035 sq. ft. lot area variance
#2 - 14 ft. rear yard variance

If I can be of further assistance, please do not hesitate to call.

Very truly yours,

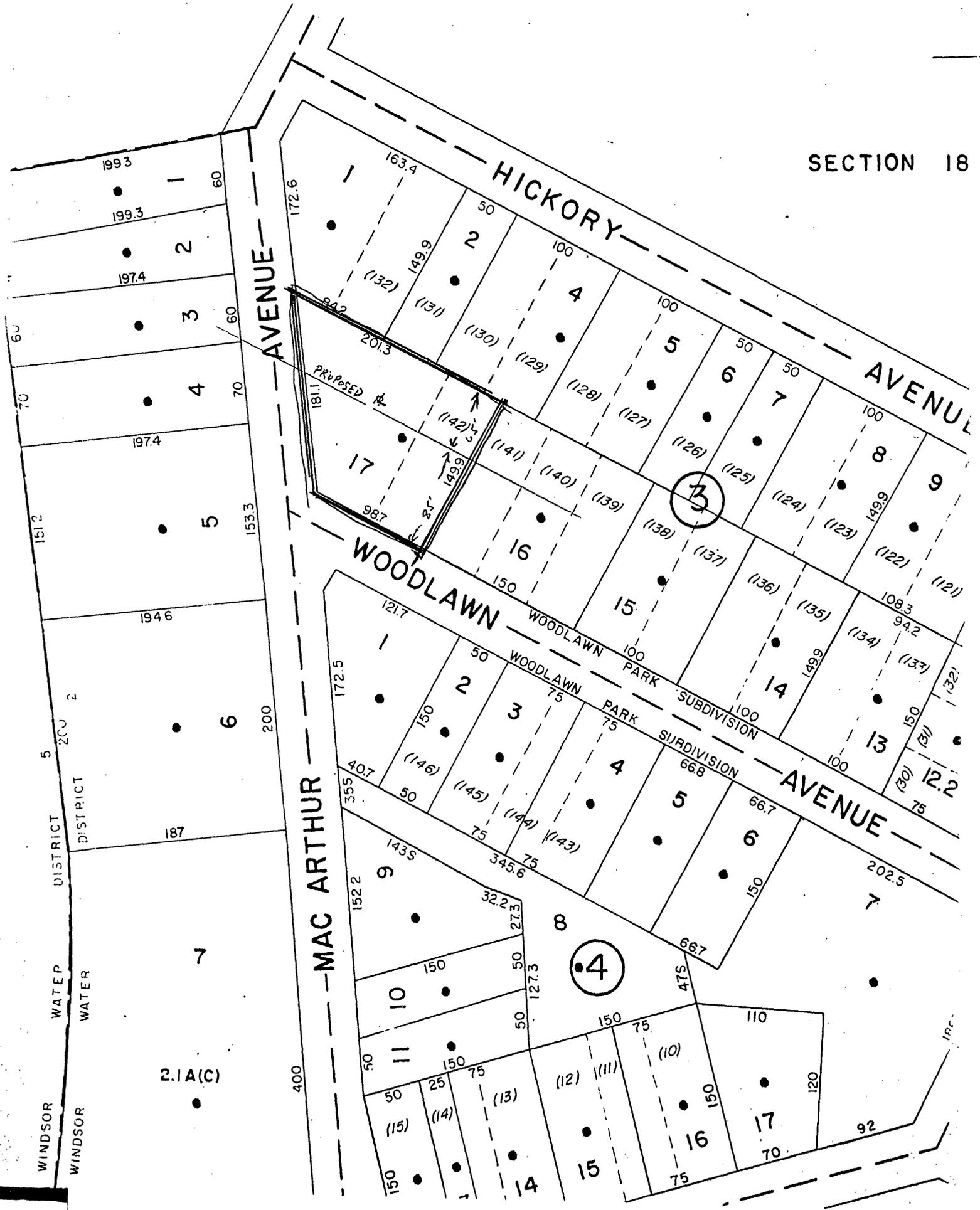
PATRICIA RAZANSKY,
Secretary

/pr

cc: Mr. Stephen Peller

Sec 21

SECTION 18



WINDSOR WATER

DISTRICT 5

DISTRICT 2

2.1A(C)

MAC ARTHUR AVENUE

HICKORY AVENUE

WOODLAWN AVENUE

WOODLAWN PARK SUBDIVISION

WOODLAWN AVENUE

WOODLAWN AVENUE

Inc.

