

**ZB# 80-27**

**David Maksomski**

**19-4-23**

80-27- Maksomski, David

Public Hearing:

October 27, 1980.  
(on upon receipt of  
paperwork).

Notice to Paper:

10/14/80.

Fee \$ 25.00

~~cost~~ Paid

10/3/80.

file

# GENERAL RECEIPT

4467

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

RECEIVED OF David M. Makowski Nov. 3 1980  
Twenty-five and 00/100 \$ 25.00  
DOLLARS

FOR Spring Applications #80-27

DISTRIBUTION:

FUND	CODE	AMOUNT

BY Pauline S. Townsend

Town Clerk  
TITLE

Williamson Law Book Co., Rochester, N. Y. 14609

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----x  
In the Matter of the Application of  
KATHLEEN and DAVID MAK SOMSKI

DECISION GRANTING  
AREA VARIANCE.

#80-27.  
-----x

WHEREAS, KATHLEEN and DAVID MAK SOMSKI, 4 Jennifer Court, New Windsor, N. Y., have made application before the Zoning Board of Appeals for an area variance for the purposes of constructing an addition to the rear of their property located in an R-4 residential district; and

WHEREAS, a public hearing was held on the 27th day of October, 1980 before the Zoning Board of Appeals at the Town Hall, 555 Union Avenue, New Windsor, N. Y.; and

WHEREAS, the applicants were represented by themselves;  
and

WHEREAS, the application was unopposed; and

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

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The application requested 18 ft. of rear yard variance for the construction of an addition to the Maksomski residence.
3. The evidence shows that the variance sought will not alter the general character of the neighborhood.
4. The evidence shows that the variance sought will result in no appreciable additional population or strain on existing

governmental facilities.

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

1. The applicant will encounter practical difficulty if the area variance is not granted.

2. The proposed area variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor grant a rear yard variance of 18 ft. to the applicants in accordance with the plans submitted.

BE IT FURTHER, RESOLVED that the Secretary of the Zoning Board of Appeals transmit a copy of this decision to the Town Planning Board, Town Clerk and applicants.

Dated: November 10, 1980.

  
Chairman

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. 27

Request of David & Kathleen Maksomski

for a VARIANCE ~~SPECIAL USE PERMIT~~ of

the regulations of the Zoning Ordinance, to permit construction of an addition in the rear yard.

being a VARIANCE ~~SPECIAL USE PERMIT~~ of

Section 48-12 - Table of Bulk Regulations-Col. 8

for property situated as follows:

Northend Jennifer Court (cul-de-sac), 350'+

north of Clintonwood Drive, Town of New Windsor,

New York.

SAID HEARING will take place on the 27th day of October, 1980, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 8:00 o'clock P. M.

VINCENT BIVONA  
Chairman

*Memo* FROM:

TOWN OF NEW WINDSOR  
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

TOWN PLANNING BOARD  
A Attn: Ernest G. Spignardo,  
Chairman  
TOWN BUILDING INSPECTOR

DATE: October 31, 1980

SUBJECT: PUBLIC HEARINGS HELD BEFORE ZBA - October 27, 1980

—FOLD HERE—

At the October 27, 1980 meeting of the New Windsor ZBA,  
the following actions were taken:

Application #80-22 - GAETANO ANTONELLI - denied.

Application #80-27 - KATHLEEN & DAVID MAKSOMSKI - granted.

Formal decisions will be drafted at a later date and voted  
upon at an upcoming meeting of the Board. You will then  
receive copies of same.

/pd

by \_\_\_\_\_

PATRICIA DELIO, Secretary

(914) 565-8550

October 31, 1980

Mr. and Mrs. David Maksomski  
4 Jennifer Court  
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE BEFORE ZBA

Dear Mr. and Mrs. Maksomski:

This is to confirm that your above application for a rear yard variance was granted at the October 27, 1980 meeting of the New Windsor Zoning Board of Appeals.

A formal decision will be drafted at a later date and acted upon at an upcoming meeting of the ZBA. You will then receive a copy by return mail.

Very truly yours,

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

P. S. Kindly submit a check to the "Town of New Windsor" in the amount of \$25.00 for application fee. Thank you.

62  
62 x 1.40 = \$86.80

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR



1763

*62 on list*

Sole Assessor  
Paula King  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

Sept. 29, 1980

Mr. & Mrs. David Maksomski  
4 Jennifer Court  
New Windsor, N.Y.

Re: 19-4-23

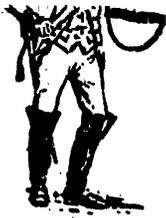
Dear Mr. Maksomski:

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

The charge for this service is \$55.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

PAULA KING  
ASSESSOR  
Town of New Windsor



1763

SOLE ASSESSOR  
Paula King  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

- Rocco Victor Sr. & Mildred  
111 Washington Terrace  
Newburgh, N.Y. 12550
- Rocco Victor Jr. & Karen M  
15 Stonecrest Drive  
New Windsor, N.Y.
- Levine Jules P & Marion B  
13 Stonecrest Drive  
New Windsor, N.Y.
- Resnick Herbert R & Shirley C  
176 Quassaick Ave.  
New Windsor, N.Y.
- Halford Robert W & Julia H  
3 Sunset Drive  
New Windsor, N.Y.
- Hudson William A & Mary C  
2 Sunset Drive  
New Windsor, N.Y.
- Bondur John T & Othelia F  
1 Sunset Drive  
New Windsor, N.Y.
- Mattaroccia Anthony & Joan A  
11 Clintonwood Drive  
New Windsor, N.Y.
- O'Leary Arthur G Dr. & Catherine  
15 Clintonwood Drive  
New Windsor, N.Y.
- Palmer William F & Angelina L  
3 Jennifer Court  
New Windsor, N.Y.
- Grevas Elias D & Brenda F  
5 Jennifer Court  
New Windsor, N.Y.
- Pauls William P & Diana P  
2 Jennifer Court  
New Windsor, N.Y.
- Scruggs Wm B Jr. & Jean H  
19 Clintonwood Drive  
New Windsor, N.Y.
- Marko Barbara L  
21 Clintonwood Drive  
New Windsor, N.Y.
- Botzakis George & Linda  
23 Clintonwood Drive  
New Windsor, N.Y.
- Ponesse Thomas L & Rose Ann  
25 Clintonwood Drive  
New Windsor, N.Y.
- Olympia Joseph & Dorothy  
27 Clintonwood Drive  
New Windsor, N.Y.
- Meddaugh Daniel & Nina  
29 Clintonwood Drive  
New Windsor, N.Y.
- Silber William R & Mary Ann e  
31 Clintonwood Drive  
New Windsor, N.Y.
- Altomare Phillip & Antoinette  
33 Clintonwood Drive  
New Windsor, N.Y.
- Hill Robert N & Lucille E  
47 Clintonwood Drive  
New Windsor, N.Y.
- Dwyer Peter J & Mary H  
49 Clintonwood Drive  
New Windsor, N.Y.
- Messner Terry A & Donna O  
51 Clintonwood Drive  
New Windsor, N.Y.
- Formato James R & Sharon N  
53 Clintonwood Drive  
New Windsor, N.Y.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

Sept. 29, 1980

- ✓ Cotton Dewey D & Claire M  
19 Hilltop Drive  
New Windsor, N.Y. 12550
- ✓ Mastando Albert & Getrude  
21 Hilltop Dr.  
New Windsor, N.Y.
- ✓ Costello Robert E & Kathryn  
23 Hilltop Drive  
New Windsor, N.Y.
- ✓ Shumkis Agnes  
25 Hilltop Drive  
New Windsor, N.Y.
- ✓ Pituski John & Mary L  
27 Hilltop Drive  
New Windsor, N.Y.
- ✓ Donegan Thomas F & Yvette  
29 Hilltop Drive  
New Windsor, N.Y.
- ✓ Le Rose Peter C & Anna M  
31 Hilltop Drive  
New Windsor, N.Y.
- ✓ Di Cesare Alfred C & Catherine  
7 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Ferrara Hazel G  
9 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Carrier Russell H Jr. & Carol M  
14 S. Stonecrest Drive  
New Windsor, N.Y.
- ✓ Pisona Robert & Lucy  
16 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Patnode Raymond & Gladys  
18 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Edge Jean M  
179 Lakeside Road  
Newburgh, N.Y. 12550
- ✓ Di Carrado Thomas & Connie  
Virga Frank, & Angela  
Angola Road  
Cornwall, N.Y. 12518
- ✓ Parrone Heather  
26 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Webster Howard E Col. & Frances S C  
32 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Mullarkey John B & Patricia A  
35 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Nucifore Joseph S & Mary R  
31 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Sherman John & Jeanne M  
5 Sunset Drive  
New Windsor, N.Y.
- ✓ Staples Fred Howard & Smith Marian  
4 Sunset Drive  
New Windsor, N.Y.
- ✓ Fox James F & Mary J  
29 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Roth Stephen L & Carol L  
23 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Buckner Ronald H & Harriet D  
21 Stonecrest Drive  
New Windsor, N.Y.
- ✓ Barton John F & Mary A  
19 Stonecrest Drive  
New Windsor, N.Y.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor  
Paula King  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

✓ Weisblatt Phyllis  
8 Doral Drive  
New Windsor, N.Y.

- Reis Michael & Joan  
9 Doral Drive  
New Windsor, N.Y.

✓ Cariffe Jerry J & Elizabeth J  
10 Doral Drive  
New Windsor, N.Y.

✓ Tomashevski Richard & Patricia  
4 Doral Drive  
New Windsor, N.Y.

- Moore A Catherine & Catherine  
6 Doral Drive  
New Windsor, N.Y.

✓ Sharma Surendra M & Rita  
22 Clintonwood Drive  
New Windsor, N.Y.

✓ De Causemaker Edward B & Elizabeth M  
20 Clintonwood Drive  
New Windsor, N.Y.

✓ Siper Sheldon & Arlene  
18 Clintonwood Drive  
New Windsor, N.Y.

✓ Fox James J & Ann  
36 Clintonwood Drive  
New Windsor, N.Y.

✓ Camerino Nicholas & Gloria  
34 Clintonwood Drive  
New Windsor, N.Y.

✓ Senior William & Beverly  
32 Clintonwood Drive  
New Windsor, N.Y.

✓ Scott Roberta  
30 Clintonwood Drive  
New Windsor, N.Y.

✓ Marshall Nicholas C  
Box 68  
Vails Gate, N.Y. 12584

✓ Goldman Stanley & Claudia  
26 Clintonwood Drive  
New Windsor, N.Y.

10/27/80 Maksomski, David & Kathleen - P.H.

Name:

Address:

Jules Plume 13 Stonecrest Dr NW

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

80-27  
(Number)

10/14/80.  
(Date)

I. Applicant information:

- (a) David & Kathleen Maksomski, 4 Jennifer Court, New Windsor, N.Y. 12550  
(Name, address and phone of Applicant) (914) 561-5224
- (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 4 Jennifer Court 19 4 23 17,589+ s.f.  
(Zone) (Address) (\$ B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 9/75
- (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?

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

80-27  
(Number)

12/14/80.  
(Date)

I. Applicant information:

- (a) David & Kathleen Maksomski, 4 Jennifer Court, New Windsor, N.Y. 12550  
(Name, address and phone of Applicant) (914) 561-5224
- (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 4 Jennifer Court 19 4 23 17,589+ s.f.  
(Zone) (Address) (\$ B L) (Lot size)
- (b) What other zones lie within 500 ft.? None
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 9/75
- (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. None

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 4.2, Table Part 1, Column 8

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>15,000 s.f.</u>	<u>17,589+ s.f.</u>	<u>None</u>
Min. Lot Width <u>100</u>	<u>110</u>	<u>None</u>
Reqd. Front Yard <u>35</u>	<u>74.1</u>	<u>None</u>
Reqd. Side Yards <u>15 / 30</u>	<u>22.8 / 51.8</u>	<u>0 / 0</u>
Reqd. Rear Yard <u>40</u>	<u>20.4</u>	<u>19.6</u>
Reqd. Street Frontage* <u>60</u>	<u>42.46</u>	<u>None (xxx)</u>
Max. Bldg. Hgt. <u>2-1/2 stories</u> <u>or 35'</u>	<u>2 stories</u>	<u>None</u>
Min. Floor Area* <u>1,000</u>	<u>1975+</u>	<u>None</u>
Development Coverage* <u>30 %</u>	<u>12.3 %</u>	<u>None %</u>
Floor Area Ratio** <u>N/A</u>	<u>N/A</u>	<u>N/A</u>

\* 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 4.3, Table Part I, Column 8

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>15,000 s.f.</u>	<u>17,589+ s.f.</u>	<u>None</u>
Min. Lot Width <u>100</u>	<u>110</u>	<u>None</u>
Reqd. Front Yard <u>35</u>	<u>74.1</u>	<u>None</u>
Reqd. Side Yards <u>15 / 30</u>	<u>22.8 / 51.8</u>	<u>0 / 0</u>
Reqd. Rear Yard <u>40</u>	<u>20.4</u>	<u>19.6</u>
Reqd. Street Frontage* <u>60</u>	<u>42.46</u>	<u>None (xxx)</u>
Max. Bldg. Hgt. <u>2-1/2 stories</u> <u>or 35'</u>	<u>2 stories</u>	<u>None</u>
Min. Floor Area* <u>1,000</u>	<u>1975+</u>	<u>None</u>
Development Coverage* <u>30 %</u>	<u>12.3 %</u>	<u>None %</u>
Floor Area Ratio** <u>N/A</u>	<u>N/A</u>	<u>N/A</u>

\* Residential districts only

\*\* Non-residential districts only

xxx Existing Lot in Approved Subdivision Prior to Present Zoning

(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.

Location of existing main residence on the property  
\_\_\_\_\_  
prohibits an addition which will conform to rear yard  
\_\_\_\_\_  
requirements  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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	_____	_____	_____
<hr/>			
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?

\_\_\_\_\_

prohibits an addition which will conform to rear yard requirements



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.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IX. Attachments required:

\_\_\_ Copy of letter of referral from Building and Zoning Inspector.

\_\_\_ Copy of contract of sale, lease or franchise agreement.

1 Copy of tax map showing adjacent properties

6 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 \$26.00 payable to Town of New Windsor.

Photos of existing premises which show all \_\_\_\_\_

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

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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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IX. Attachments required:

- Copy of letter of referral from Building and Zoning Inspector.
  - Copy of contract of sale, lease or franchise agreement.
  - 1 Copy of tax map showing adjacent properties
  - 6 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



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.

Kathleen A. Maksomski  
(Applicant)

Dan M. Mahler

Sworn to before me this  
10th day of October, 1980.

Peter J. Fogarty  
PETER J. FOGARTY  
NOTARY PUBLIC, State of New York  
Qualified in Orange County  
Commission Expires March 30, 1981

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

Special Permit is \_\_\_\_\_

(c) Conditions and safeguards: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: ZONING BOARD OF APPEALS  
SUBJECT: PUBLIC HEARINGS BEFORE ZBA  
October 27, 1980  
DATE: October 17, 1980

Please be advised that the ZBA will hear the following applications before it on the evening of October 27, 1980:

8 p.m. - ANTONELLI, GUY - continuation of hearing held on 9/22/80

MAKSOMSKI, DAVID AND KATHLEEN - request for rear yard variance.

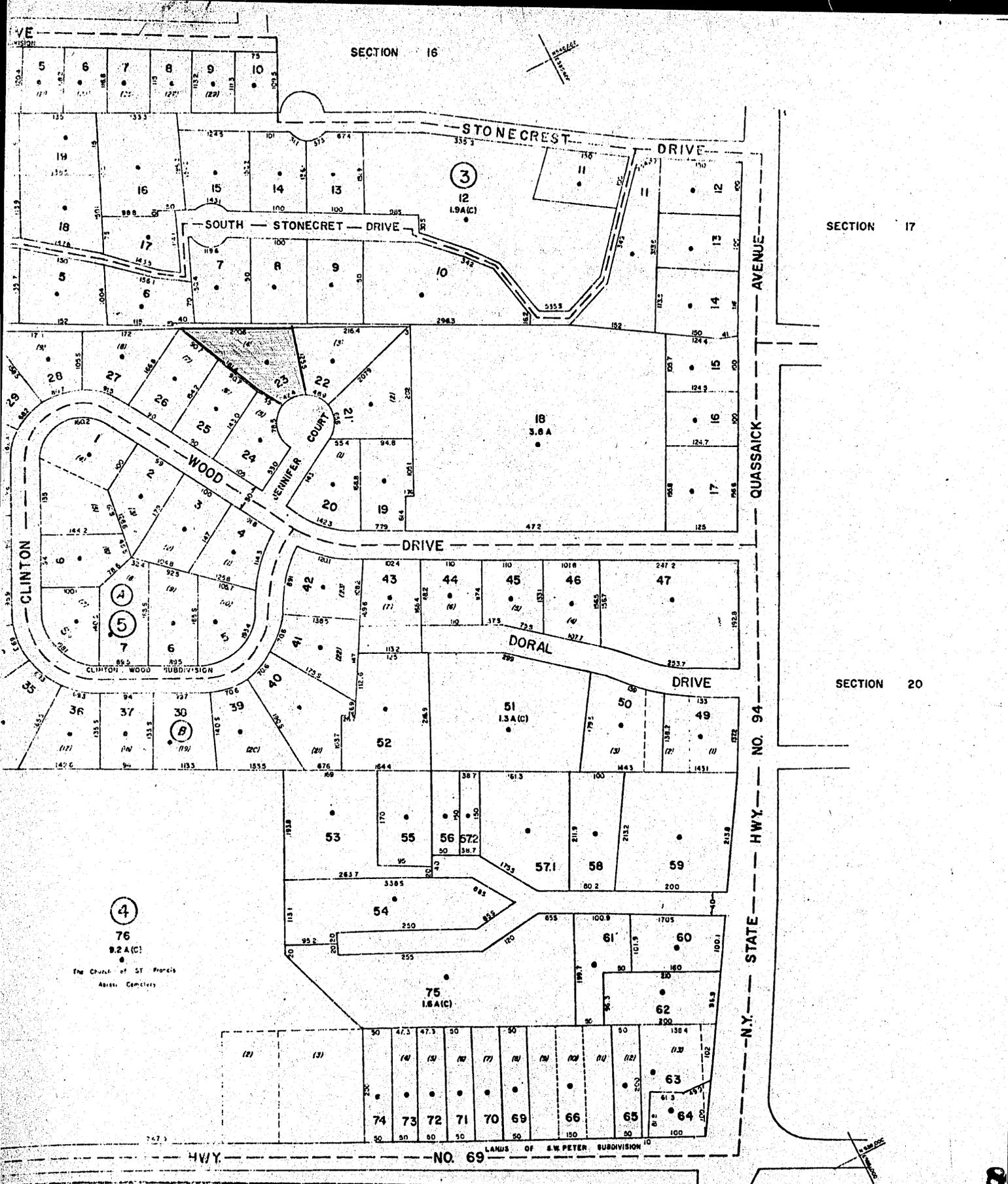
I have attached hereto copy of the Maksomski application together with the public hearing notice. Antonelli paperwork was previously submitted.

*Pat Delio*  
Pat

/pd

Attachments

cc: Howard Collett - Bldg./Zoning Inspector



ORANGE COUNTY - NEW YORK

TOWN OF NEW WINDSOR

Date of Map: 9-24-67  
 Date of Revision: 9-14-76 F

Section No. 19

FILED IN BLOCK 10	19
FILED IN LOT 10	19
FILED IN LOT 10	19
FILED IN LOT 10	19
FILED IN LOT 10	19
FILED IN LOT 10	19
FILED IN LOT 10	19
FILED IN LOT 10	19
FILED IN LOT 10	19
FILED IN LOT 10	19



80-27

Prelim. meeting -  
7:30 p.m.  
9/22/80.

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. ....

Date SEPT 22, 1980

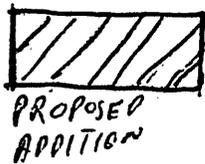
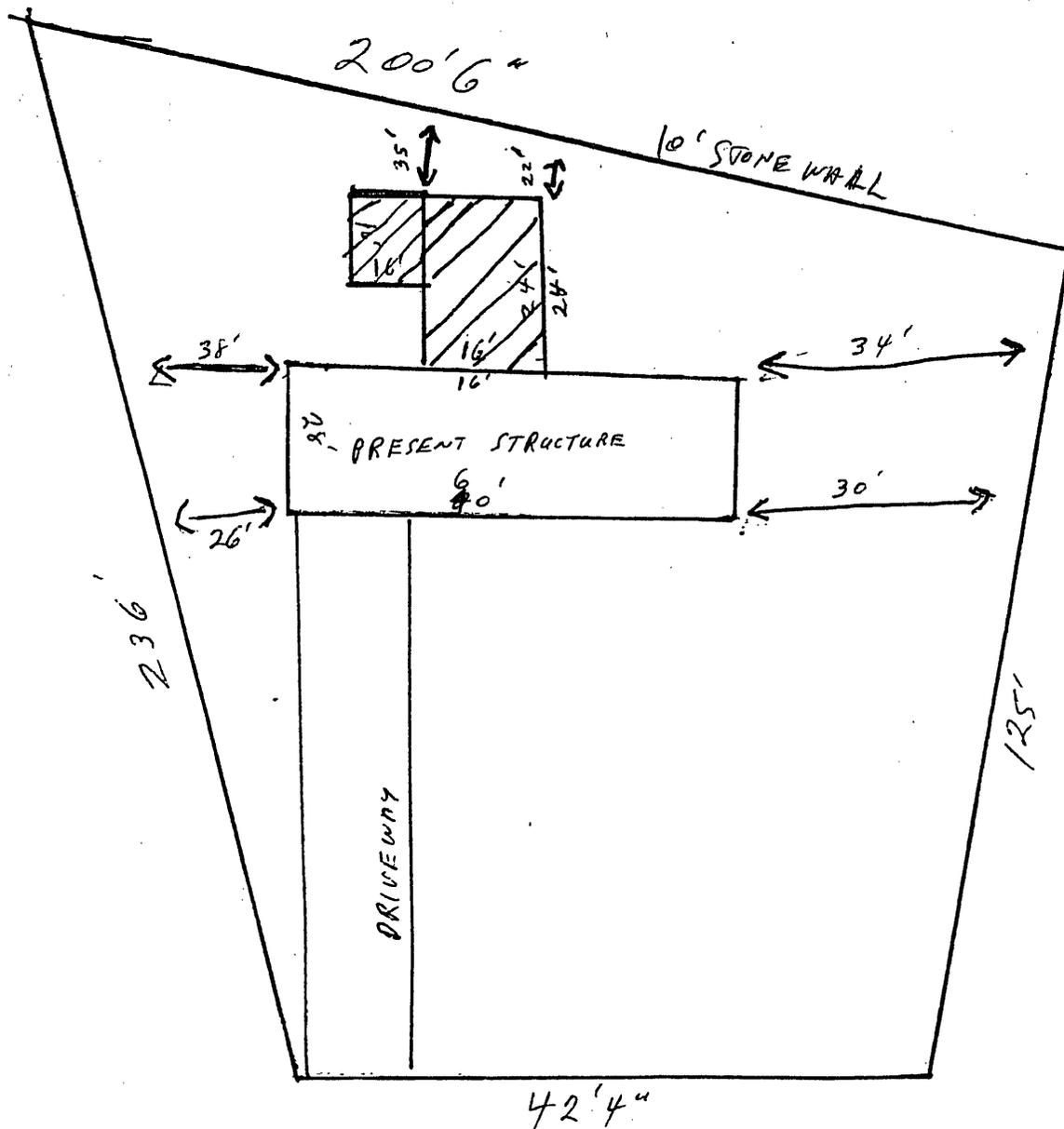
To DAVID & KATHLEEN MAKSOMSKI  
4 JENNIFER CT  
NW

PLEASE TAKE NOTICE that your application dated SEPT 22, 1980  
for permit to ADD FAMILY ROOM TO REAR OF DWELLING  
at the premises located at 4 JENNIFER CT

is returned herewith and disapproved on the following grounds:

INSUFFICIENT REAR YARD  
PROPOSED 22'  
REQUIRED 40'  
18' needed

Howard R. Collet  
Building Inspector



MAP # 2160 BLOCK B LOT 4  
 David and Kathleen Maksomski  
 4 Jennifer Ct  
 New Windsor, NY

# MEMO-letter

**McGOEY, HAUSER AND GREVAS**  
Consulting Engineers  
194 Route 9W • Newburgh, New York 12550

To *Mr. & Mrs. David Maksamski*  
*A Jennifer Court*  
*New Windsor, N.Y. 12570*

Date *9 Oct 1980*  
Subject *ZBA Application;*  
*House Addition*

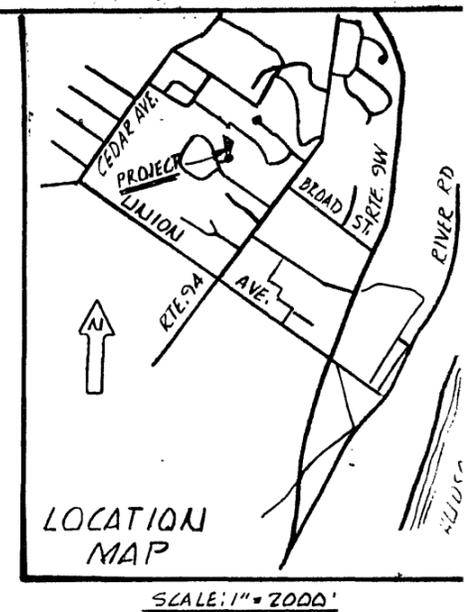
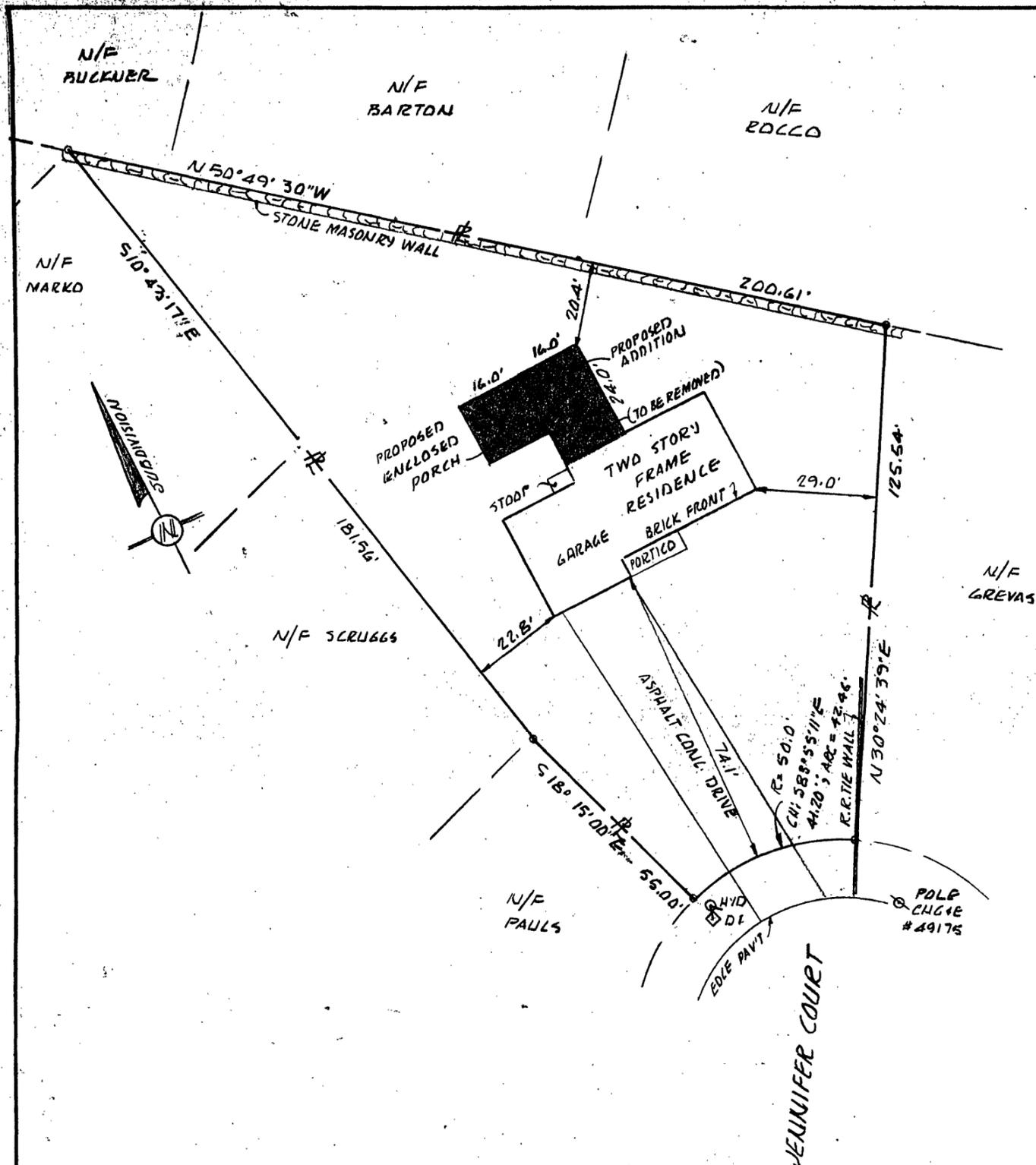
*Dear Dave & Kathy:*

*Enclosed are Public Hearing Notice, Application form (requiring signature & notarization) and Maps for the Zoning Board of Appeals.*

*You have been scheduled for a Public Hearing on 27 Oct 1980 @ 8:00 P.M.*

*Please sign and submit the Application as soon as possible.*

*ku*



**GENERAL NOTES**

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209(2) of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal shall be considered to be valid true copies.
3. Certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, to the assignees of the lending institution, and is not transferable to additional institutions or subsequent owners.

**SPECIAL NOTES**

1. Being Lot No. 4, Block B, as shown on a map entitled "Clintonwood" filed in the Orange County Clerk's Office on 2 September 1965 as Map No. 2160.
2. Property is shown on the New Windsor Tax Maps as Section 19, Block 4, Lot 23.
3. Property Zone: R-4 (Single Family Residences); Bulk Requirements:  
 Minimum Lot Size: 15,000 s.f.  
 Minimum Lot Width: 100 ft.  
 Required Front Yard: 35 ft.  
 Required Side Yard/Total: 15/30 ft.  
 Required Rear Yard: 40 ft.  
 Required Street Frontage: 60
4. All building offsets shown are at right angles to property lines.

**CERTIFICATION**

I hereby certify to David M. Maksomski and Kathleen A. Maksomski, The Columbus Trust Company and the Town of New Windsor that this plan resulted from an actual field survey of the indicated premises on 4 October 1980 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc.



<b>MCGOEY, HAUSER &amp; GREVAS</b> CONSULTING ENGINEERS 194 Route 9W Newburgh, New York	PLAN FOR <b>DAVID M. MAKSOMSKI &amp; KATHLEEN A. MAKSOMSKI</b> TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK
	Drawn: <i>EM</i> Checked: Scale: 1" = 30' Date: 6 Oct. 1980 Job No. S408 80
<b>BUILDING LOCATION SURVEY</b>	