

ZB# 85-32

Mike Rydlewski

62-2-19



85-32 Rydlewski, Mike - frontyd. variance

Prelim.
7/8/85.

Public Hearing:
Aug. 12, 1985.

62-2-19

Area
Variance
Granted
on 8/12/85

General Receipt

6752

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

July 30 19 87

Received of Michael Rydlowski \$ 25.00

Twenty Five and 00/100 DOLLARS

For Variance application fee 85-32

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 1150</u>		
<u>\$ 25.00</u>		

By Pauline J. Townsend ^{EC}

Town Clerk

Title

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



DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1150		
\$ 25.00		

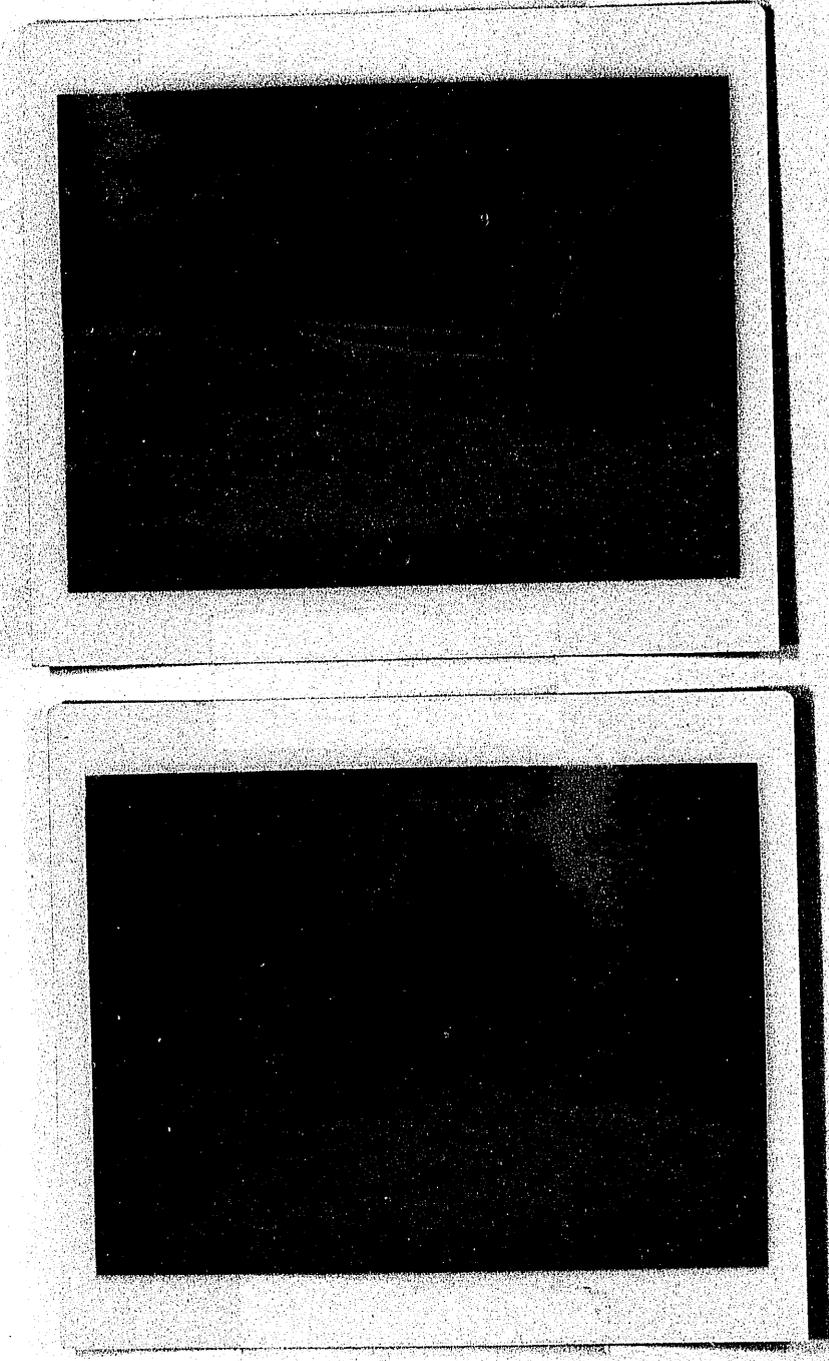
Williamson Law Book Co., Rochester, N. Y. 14609

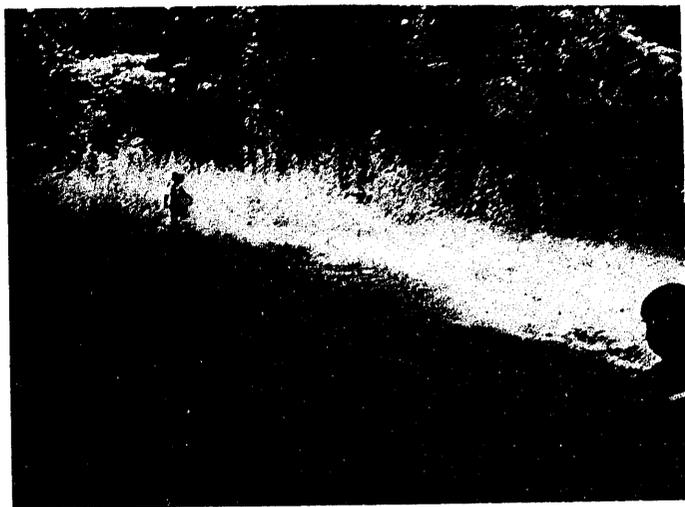
By

Kathleen J. Townsend

Town Clerk

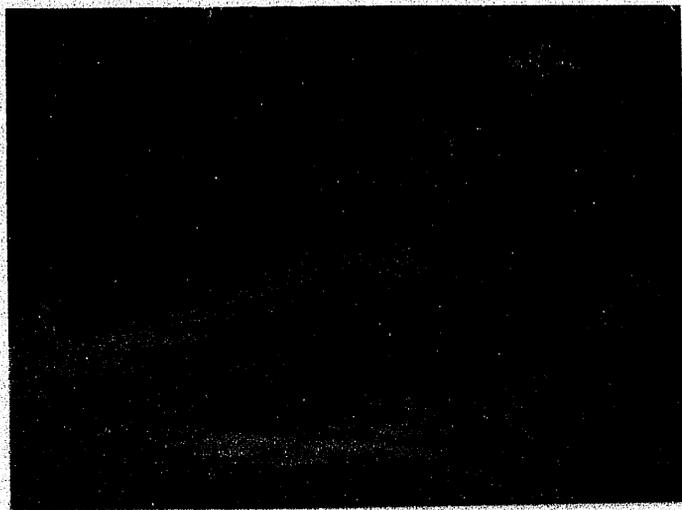
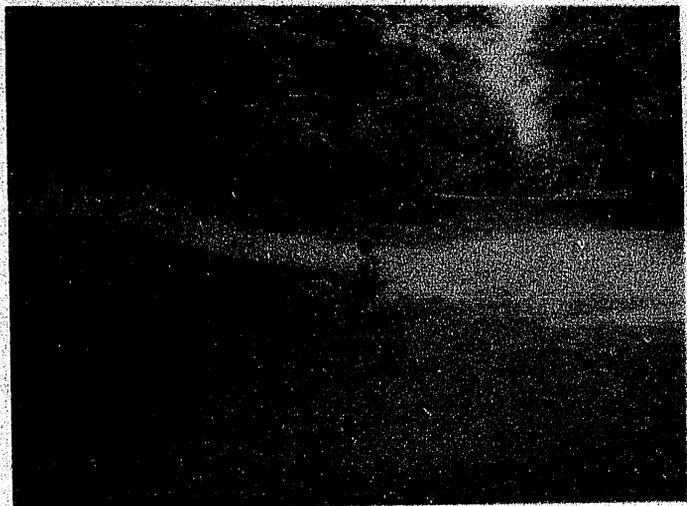
Title





penance / miss
penance. volume

ki, Mike - frontyd. ~~revised~~



NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCES

MICHAEL and DEBBIE RYDLEWSKI,

#85-32.

-----X

WHEREAS, MICHAEL and DEBBIE RYDLEWSKI of R. D. 1, Mine Road, Highland Falls, New York 10928, have made application before the Zoning Board of Appeals for area variances for the purpose of:

Construction of residential dwelling on Shore Drive/
Walnut Avenue, New Windsor, N.Y. (R-4 zone).

WHEREAS, a public hearing was held on the 12th day of August, 1985 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants appeared in behalf of themselves;

WHEREAS, the application was opposed; 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 evidence shows that applicants own a corner lot with a grade of 45 degrees over 40% of the property.

3. The evidence presented by the applicants substantiated the fact that practical difficulty would be encountered if the applicants were denied the area variances.

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

1. The evidence shows that the applicant will encounter practical difficulty if the area variances requested are not granted.

2. The requested variances will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

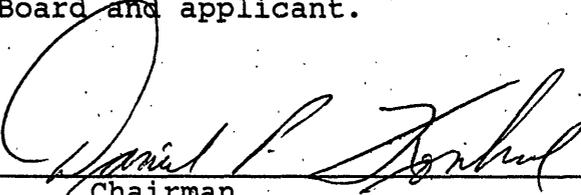
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT: (1) 20 ft. frontyard, (2) 13 ft. sideyard, (3) 25 ft. rearyard, and (4) 3,935 sq. ft. lot area variances in accordance with plans submitted and dated 6/14/85.

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: September 9, 1985.


Chairman

cc: Michael & Debbie Rydlewski

State of New York

County of Orange, ss:

Everett W. Smith, being duly sworn

disposes and says that he is

Publisher of the E.W. Smith

Publishing Company, Inc. publisher

of The Sentinel, a weekly newspaper

published and of general circulation

in the Town of New Windsor, and that

the notice of which the annexed is

a true copy was published once

in said newspaper, commencing on

the 25th day of July A.D., 1985

and ending on the 25th day of July

A.D. 1985

Subscribed and shown to before me

this 29th day of Jan., 1986.

Patricia Delio

Notary Public of the State of New York
County of Orange.

My commission expires 3/30/87

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987

PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York will hold a Public Hearing
pursuant to Section 48-34A of the
Zoning Ordinance on the follow-
ing proposition:

Appeal NO. 32

Request of MICHAEL AND
DEBBIE RYDLEWSKI for a

VARIANCE of the regulations
of the Zoning Ordinance to

permit construction of residen-
tial dwelling with insufficient

lot area and front yards being

a VARIANCE of Section 48-12

Table of Bulk Regs. Cois. 4&6

for property situated as follows:

Corner of Shore Drive and
Walnut Avenue (Beaver Dam

Lake), New Windsor, N.Y.

12550 known and designated as

Section 62-Block 2-Lot 19

SAID HEARING will take place

on the 12th day of August, 1985

at the New Windsor Town Hall

555 Union Avenue, New Windsor,

N.Y. beginning at 7:30 o'clock

p.m.

DANIEL P. KONKOL

Chairman

By: Patricia Delio,

Secretary

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

85-32.

Date: 4/17/85

I. Applicant Information:

- (a) Michael Rudlewski, RD# 1 Mine Rd Highland Falls 10928
(Name, address and phone of Applicant) (Owner) 446-5140
- (b) Michael Rudlewski, Debbie Rudlewski, RD# 1 Mine Rd Highland Falls
(Name, address and phone of purchaser or lessee) 10928
- (c) Paul Demcio, 5 Liberty Dr. Stony Point 10980 #942-2222
(Name, address and phone of attorney)
- (d) Lavel McElroy, 222 Lake St Monroe, NY (914) 782-8383
(Name, address and phone of broker)

II. Application type:

- Use Variance Sign Variance
- Area Variance Special Permit

III. Property Information:

- (a) R-4 Shore Drive 62-2-19 0.25 ac
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.?
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? April 5, 1931
- (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
- (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 of _____ Regs., Col. _____, to allow:
(Describe proposal) _____~~

(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 of Bulk Regs., Col. 4E6.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>15,000 sqft</u>	<u>11,065 sqft</u>	<u>3,935 sqft</u>
Min. Lot Width _____	_____	_____
Reqd. Front Yd. <u>35'</u>	<u>15'</u>	<u>20'</u>
Reqd. Side Yd. <u>135'</u>	<u>132'</u>	<u>13'</u>
Reqd. Rear Yd. <u>40'</u>	<u>15'</u>	<u>25'</u>
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. 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.

The property is situated in a corner lot, which also has a grade of 45 Degrees over 40% (percent) of the property. Locating the house in the proposed fashion will ensure quality living environment for a one family residence.

VI. Sign Variance:

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

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
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 of _____ Regs., Col. _____.

(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.)

We propose to landscape said property as to maintain a clean and well groomed appearance, we will provide pavement in the Driveway and parking area. Outside lighting for the front and side yard will be provide

IX. Attachments required:

- Copy of letter of referral from Bldg./Zoning Inspector.
- Copy of tax map showing adjacent properties.
- Copy of contract of sale, lease or franchise agreement.
- 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.
- N/A* Copy(ies) of sign(s) with dimensions.
- Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 7/17/85

STATE OF NEW YORK)
COUNTY OF ORANGE)

SS.: 118-50-2169

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.

✓ [Signature]
(Applicant)

Sworn to before me this

29th day of July, 1985.

[Signature]

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987.

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.

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 7/15/....., 1985

To MICHAEL RYDLEWSKI.....

PLEASE TAKE NOTICE that your application dated 7/15/....., 1985

for permit to BUILD SINGLE FAMILY RESIDENCE.....

at the premises located at THE CORNER OF SHORE DRIVE AND WALNUT AVENUE.....

is returned herewith and disapproved on the following grounds:

ONE FRONT YD. REQUIREMENTS 35' AVAILABLE 15' VARIANCE REQUEST OF 20' ONE FRONT YARD.....

REQUIREMENTS 35' AVAILABLE 32' VARIANCE REQUEST OF 3'
ONE REAR YD REQUIREMENTS 40' AVAILABLE 15 VARIANCE REQUEST OF
25', ONE AREA REQUIREMENTS 15,000 SQ FT AVAILABLE 11,065 SQ FT
VARIANCE REQUEST 3,935 SQ FT

Michael Kuback
Building Inspector

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

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

Appeal No. 32

Request of Michael & Debra Rydlewski

for a VARIANCE ~~SPECIAL PERMIT~~ of

the regulations of the Zoning Ordinance to

permit Construction of single residence

dwelling with insufficient lot area and
being a VARIANCE ~~SPECIAL PERMIT~~ of front yard.

Section 48-12 table of Bulk Regulations
for property situated as follows: COB, 4876

The corner of Shore Drive
and Walnut Ave. Beaver Dam
lake, New Windsor, N.Y. 12550

SAID HEARING will take place on the 12th day of
Aug., 1985, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Daniel P. Konkol.
Chairman

Contract of Sale

Date JUNE 18th
May, 1985

Seller and Purchaser agree as follows:

n Parties

Seller HAROLD BIRNKRANT,
address 565 Foxhurst, Baldwin, New York 11510;

Purchaser MICHAEL RYDLEWSKI and DEBRA RYDLEWSKI, husband and wife,
address E. D. #1, Mine Road, Highland Falls, N. Y. 10928

**Purchase
agreement
Property**

1. Seller shall sell and Purchaser shall buy the Property on the terms stated in this Contract.
2. The Property is described as follows:

SECT. 62
BLK. 2
LOT 19

~~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, known
and designated as Lot Nos. 2, 3, 4, 5, and 6 in Block 4 and shown
on a map entitled, "Beaver Dam Lake", Section 1, and filed in the
Orange County Clerk's Office on 22 April 1931 as map number 1044.~~

~~BEING a portion of the premises described in a deed from Rebecca
Birnkran to Harold Birnkran by deed dated August 26, 1974, in
Book 198 of Deeds at Page 773~~

See Schedule "A" attached hereto.

Subject to builder's approval, zoning approval, and building permit.

All monies to be held in escrow by seller's attorney.

5. The Property will be conveyed subject to the continuing lien of the following mortgage ("Existing Mortgage"):
Mortgage now in the unpaid principal amount of \$ _____ and interest at the rate of _____ %
per year, presently payable in _____ installments of \$ _____ which includes principal, interest,
and with any balance of principal being due and payable on _____ 19 ____ .

Purchase money mortgage

6. If a purchase money note and mortgage is to be given it shall be drawn by the attorney for the Seller. Purchaser shall pay for the mortgage recording tax, recording fees and the charge for drawing the note and mortgage. The purchase money note and mortgage shall provide that it will always be subject to the prior lien of any Existing Mortgage even though the Existing Mortgage is extended, consolidated or refinanced in good faith.

Title transfer subject to

7. The Property is to be conveyed subject to:
(a) Building and zoning regulations.
(b) Conditions, agreements, restrictions and easements, of record.
(c) Any state of acts, an inspection or survey of the Property may show if it does not make the title to the Property unmarketable.
(d) Existing tenancies.
(e) Unpaid assessments payable after the date of the transfer of title.

Deed and transfer taxes

8. At the Closing Seller shall deliver to Purchaser a Bargain and Sale Deed with Covenants Against Grantors Acts deed so as to convey a fee simple title to the Property free and clear of all encumbrances except as stated in this Contract. The deed shall be prepared, signed and acknowledged by Seller and transfer tax stamps in the correct amount shall be affixed to the deed, all at Seller's expense. The deed shall contain a trust fund clause as required by Section 13 of the Lien Law.

Adjustments at closing

9. The following are to be apportioned pro-rata as of the date of delivery of the deed:
(a) Rent as and when collected.
(b) Interest on the Existing Mortgage.
(c) Taxes, water rates and sewer rents based on the fiscal period for which assessed.
(d) Premiums on existing transferable insurance policies, and renewals on those expiring prior to closing.
(e) Fuel, if any.

Water meter readings

10. If there is a water meter on the Property, Seller shall furnish a reading to a date not more than thirty days prior to the time set for Closing. The unfixed meter charge and sewer rent, if any, shall be apportioned on the basis of this last reading.

Fire, other casualty

11. This Contract does not provide for what happens in the event of fire or casualty loss before the title closing. Unless different provision is made in this Contract, Section 5-1311 of the General Obligations Law will apply.

Closing date and place

12. The Closing will take place at the office of Seller's Attorney _____ at _____ .M. on or about _____ 19 ____ .
May 30, 1985

Broker

13. Purchaser represents that Purchaser has not dealt with any broker in connection with this sale other than _____ Town and County Realty and Seller agrees to pay broker the commission earned (pursuant to separate agreement). 10%

Purchaser's lien

14. All money paid on account of this Contract, and the reasonable expenses of examination of the title to the Property and of any survey and inspection charges are hereby made liens on the Property. The liens shall not continue after default by Purchaser.

No Oral Change Successors

15. This Contract may not be changed or ended orally.

16. This Contract shall apply to and bind the distributees, executors, administrators, successors and assigns of the Seller and Purchaser.

Multiple Parties

17. If there are more than one Purchaser or Seller the words "Purchaser" and "Seller" used in this Contract includes them.

**Buildings and
improvements**

**Fixtures,
personal
property**

3. The sale includes:

(a) ~~All buildings and improvements on the Property.~~

(b) All fixtures and articles of personal property attached to or used in connection with the Property, unless specifically excluded below. Seller represents that they are paid for and owned by Seller free and clear of any lien other than the Existing Mortgage. They include but are not limited to plumbing, heating, lighting and cooking fixtures, radio and television aeri~~als~~, blinds, shades, screens, awnings, storm windows, storm doors, mail boxes, weather vanes, flagpoles, pumps, shrubbery, clothes washers, clothes dryers, garbage disposal units, ranges, refrigerators, freezers, air conditioning equipment and installations, and wall to wall carpeting.

Excluded from this sale are:

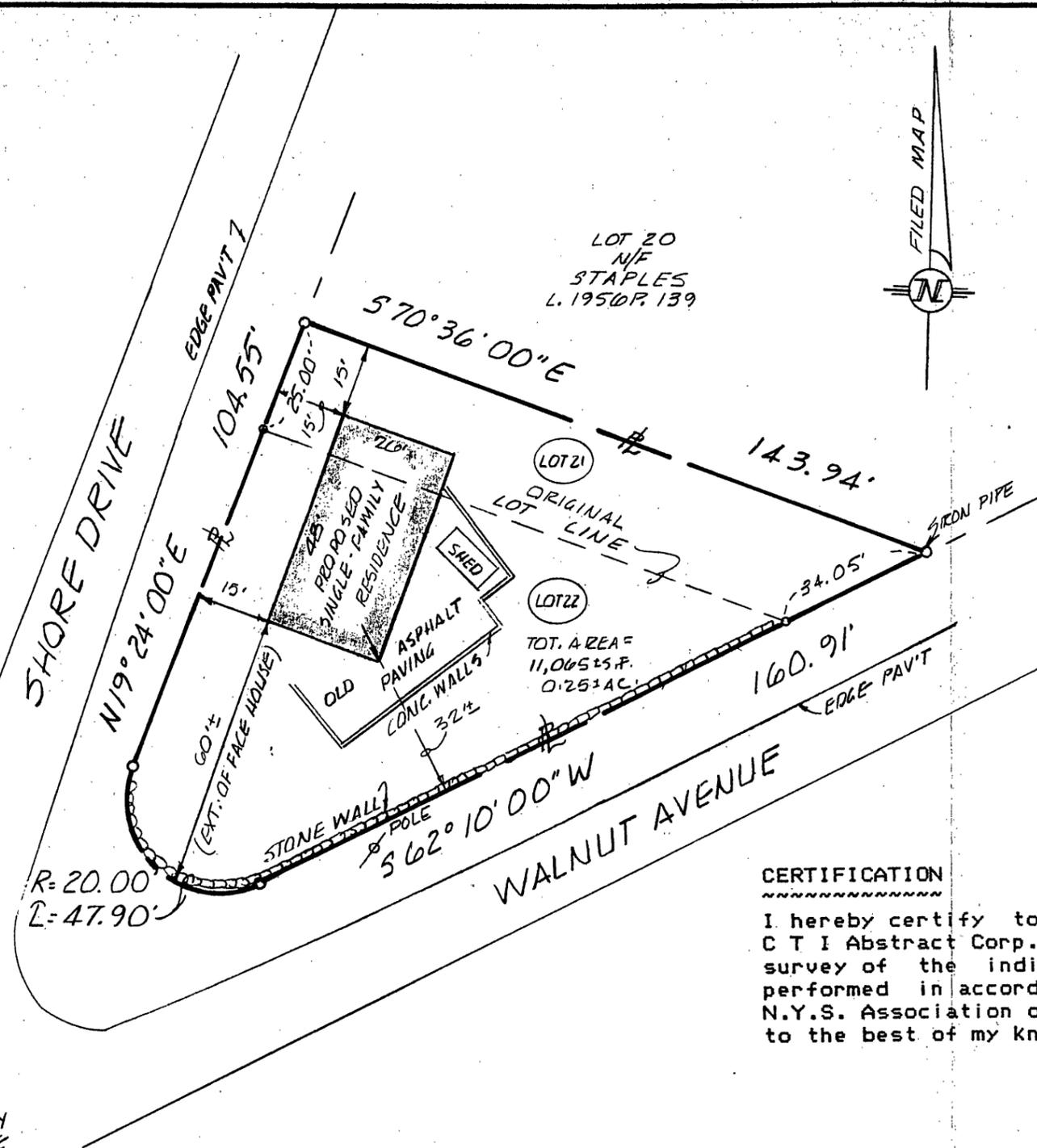
Furniture and household furnishings

Price

4. The purchase price is..... \$ 8,000.00
payable as follows:
On the signing of this Contract, by check subject to collection..... \$ 700.00
Paid on Binder----- \$ 100.00
By allowance for the principal amount still unpaid on the Existing Mortgage.... \$

By a Purchase Money Note and Mortgage from Purchaser (or assigns) to Seller.. \$

Balance in cash or certified check on the delivery of the deed at the Closing..... \$ 7,200.00



LOT 20
N/F
STAPLES
L. 1950 P. 139



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 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 and is not transferable to additional institutions or subsequent owners.

SPECIAL NOTES

1. Being Lot # 21 and Lot # 22, as shown on a map entitled "Beaver Dam Lake, Section 1" said map having been filed in the Orange County Clerk's Office on 5 April 1931 as Map No. 1044.
2. No certification is made for items not visible at ground surface at the time of the survey.
3. Subject to utility grants and easements of record, if any.

CERTIFICATION

I hereby certify to Michael Rydlewski, and Debra Rydlewski and C T I Abstract Corp. that this plan resulted from an actual field survey of the indicated premises completed on 13 June 1985 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is, to the best of my knowledge and belief, correct.



	ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSAICK AVENUE NEW WINDSOR, NEW YORK 12550	SURVEY FOR: MICHAEL RYDLEWSKI & DEBRA RYDLEWSKI	
	TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK		BOUNDARY/LOCATION SURVEY
REVISIONS:		Drawn: <i>WJH</i> Checked: <i>EM</i> Scale: 1" = 30' Date: 14 Jun 1985 Job No: 85-153	
DATE 7/13/85	DESCRIPTION ADDED PROPOSE HOUSE		

○ SANITARY MANHOLE

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

RE: PUBLIC HEARINGS BEFORE THE ZBA - August 12, 1985

DATE: July 30, 1985

Please be advised that the following public hearings will be heard before the Zoning Board of Appeals on the above date:

- MC ADON, VINCENT - Frontyard variance
- SLOAN/SOTLAND - Use/area variances
- RYDLEWSKI, MICHAEL - Area variances
- DIAMOND CANDLE, CO., INC. - Lot area variance

I have attached hereto copies of the pertinent applications together with public hearing notices which were published in The Sentinel.

Patricia Delio, Secretary
Zoning Board of Appeals

/pd

· Attachments



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

58

July 18, 1985

Mr. and Mrs. Michael Rydlewski
Walnut Avenue R4
New Windsor NY 12550

Re: 62-2-19

Dear Mr. and Mrs. Rydlewski:

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

The charge for this service is \$75.00. Please remit the same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script that reads "Christian E. Jahrling".

CHRISTIAN E. JAHRLING IAO
SOLE ASSESSOR
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

58

Moore Helen Clarke
RD4 Box 349 Shore Drive
New Windsor NY 12550

Mans Donna M
RD4 Box 351 Shore Dr
New Windsor NY 12550

Mans Lourens
& Angeline
RD4 Box 351 Shore Dr
New Windsor NY 12550

Canary Thomas R
& Cherry E
11345 SW 107 Court
South Miami Florida 33176

Allen Frank H
& Alice M
109 Windsor Pl
Brooklyn NY 11201

Gooler Anthony A
& Christine L
Box 362 RD4 Walnut Ave
New Windsor NY 12550

Rosenbauer Carl G
& Laura
Box 361 RD4 Walnut Ave
New Windsor NY 12550

Miller William
& Fannie
RD4 Walnut Ave
New Windsor NY 12550

Galasso Anthony
& Vincie
RD4 Box 3588 Walnut Ave
New Windsor NY 12550

Mahoney John J
& Nancy
RD4 Walnut Ave
New Windsor NY 12550

Kamas Joseph
& Elizabeth
Box 356 RD4 Walnut Ave
New Windsor NY 12550

Staples Frederick S
& Lorraine
Walnut Ave RD4
New Windsor NY 12550

Birnkrant Harold
565 Foxhurst Rd
Baldwin NY 11510

Wolicki Richard E
& Tsuyako
2 Leaf Court
Suffern NY 10901

Ventiera George Jr
& Lorraine
Box 3508 RD4 Shore Dr
New Windsor NY 12550

Greenwald Joel
PO Box 287
Harriman NY 12926

Wontz George Vincent
& Frances I
Station Rd
Salisbury Mills NY 12577

Walsh William P Jr
& Mary Ann
545 Glenwood Ave
Satellite Beach Fla 32937

Thompson John C
RD4 Walnut Ave
New Windsor NY 12550

Somma Salvatore
& Barbara L
RD 4 Box 463 Oak Dr
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Mc Adon Douglas D
& Grace M
RD4 Oak Dr Box 460
New Windsor NY 12550

Salony John
& Ann
Box 466 Oak Dr RD4
New Windsor NY 12550

Flavola Anthony
& Mary
RD4 Oak Dr
New Windsor NY 12550

Kosik Alexander
& Mary
RD4 Oak Dr
New Windsor NY 12550

Bowes William J
& Stella M
PO Box 313
Vails Gate NY 12584

Gasparini Peter A
& Carmel A
Walnut Ave RD4
New Windsor NY 12550

Bell Robert K
& Joanne Murphy
Rt 1 Box 233G
Hopewell Junction NY 12533

Proietto Mildred
RD4 Oak Dr Box 461
New Windsor NY 12550

Williams Douglas
175 Oak Dr
New Windsor NY 12550

Seaman Walter R
Seaman Walter K
Salisbury Mills NY 12577

Cirigliano Theresa
7 Fisk Road
Holtsville NY 11742

Schimenti Michael Charles
& Lorraine S
38 Irving Place
Lynbrook NY 11563

Janatsch Edward W
& Margaret
RD4 Box 469 Oak Dr
New Windsor NY 12550

Aceto Josephine
RD4 Shore Dr
New Windsor NY 12550

Campbell Irene B
56-D Edinburgh Lane
Lakehurst NJ 08733

Widmayer William G
& Adele A
Box 323
RD4 Shore Dr
New Windsor NY 12550

Losio Joseph
& Winifred
Box 325 RD4 Shore Dr
New Windsor NY 12550

Colacurcio John J
328 Shore Dr
New Windsor NY 12550

Coffey Terrance J
& Elizabeth P
Shore Dr RD4 Box 331
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Dainty James A
& Sonia M
RR 4 Box 313 Hillside Ave
Greenwood Lake NY 10925

Mc Cartney Edward P
& Ann Marie E
2 Dover Place
Hempstead NY 11550

McGrath Mary M
Box 344 RD4 Shore Rd
New Windsor NY 12550

Mc Guinness James P
& Carol B
RD4 Shore Dr
New Windsor NY 12550

Campolo Mary R
35 Lake Dr
Newburgh NY 12550

Dunne John J
RD4 Shore Dr
New Windsor NY 12550

Steenrod Raymond
& Edna
RD4 Box 350 Shore Dr
New Windsor NY 12550

Collard Charles G
& Dorothy
Box 345 RD4 Shore Dr
New Windsor NY 12550

Spencer Harold A
& Kathryn P
RD4 Box 347 Shore Dr
New Windsor NY 12550

Johnson Eric A
& Berenice
241 Daniher Ave
New Windsor NY 12550

Spencer Frank
& Elvina
RD4 Box 347 Shore Dr
New Windsor NY 12550

Kilroy Francis J
& Frances A
14 South Broadway
Irvington NY 10533

Pallaroni Henry
& Mildred H
RD4 Shore Dr
New Windsor NY 12550

Kimball Emma
c/o E M Donnelly
78 Westwood Dr
Newburgh NY 12550

Mc Cartney Edward P
& Ann Marie E
& Byrne Hannah
2 Dover Place
Hempstead NY 11550

Gavin Gayle A
& Hajj Suzanne N
RD 4 Box 341 Shore Dr
New Windsor NY 12550

Mc Queeney James
& Peggy
RD4 Box 333 Shore Dr
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Johnson Melvin B
& Emily M
38 Cherry Ave
Cornwall on Hudson NY 12520

Melville John J
& Florence B
Box 330 Shore Dr RD4
New Windsor NY 12550

Geraci John
& Doring Louis
RD4 Box 327B Shore Dr
New Windsor NY 12550

8/12/85 P.H. - Rydlewski, Michael #85-32

Name: / Address:

no objection

Joanne Murphy 24 East Ave, W. Nyack NY

(objection)

Louaine Staples Walnut Ave Beacon Ham Lake

48-12 -
Table of Bulk Regs. Cols. - 4-6

Prelim. -
July 8th

7:30 pm

6

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

85-32

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 6/19/....., 1985

To Michael Rydlewski.....

R. D. 1 Mine rd.....

Highland Falls N.Y. 10928

S B L
62-2-19

PLEASE TAKE NOTICE that your application dated, 19.....

for permit to BUILDING HOUSE.....

at the premises located at CORNOR OF SHORE DRIVE AND
WALNUT AVE. BEAVER DAM LAKE.....

is returned herewith and disapproved on the following grounds:

DOES NOT MEET BULK REGULATIONS.

20' FRONT YARD DEPTH (CORNOR LOT) 2 SIDES) 13 side yd.
Lot area.

25' rear yd.

15,000
11,065

(3,935) lot area

Michael Ruback
Building Inspector