

ZB# 87-58

Stephen Doyle

57-1-53.5

Prelim
9/28/87

Public Hearing:

10/26/87.

Notice to
Sentinel on
on 10/1/87.

Area
Variance
Granted
on 10/26/87.

87-58 - Doyle, Stephen -
Area.

General Receipt

9331

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

Oct. 5 19 87

Received of

Stephen Doyle

\$ 25⁰⁰/₁₀₀

Twenty Five and 00/100

DOLLARS

For

Z. B. A. application Fee (87-58)

DISTRIBUTION

FUND	CODE	AMOUNT
<i>Check # 250</i>		
<i># 512</i>		

By

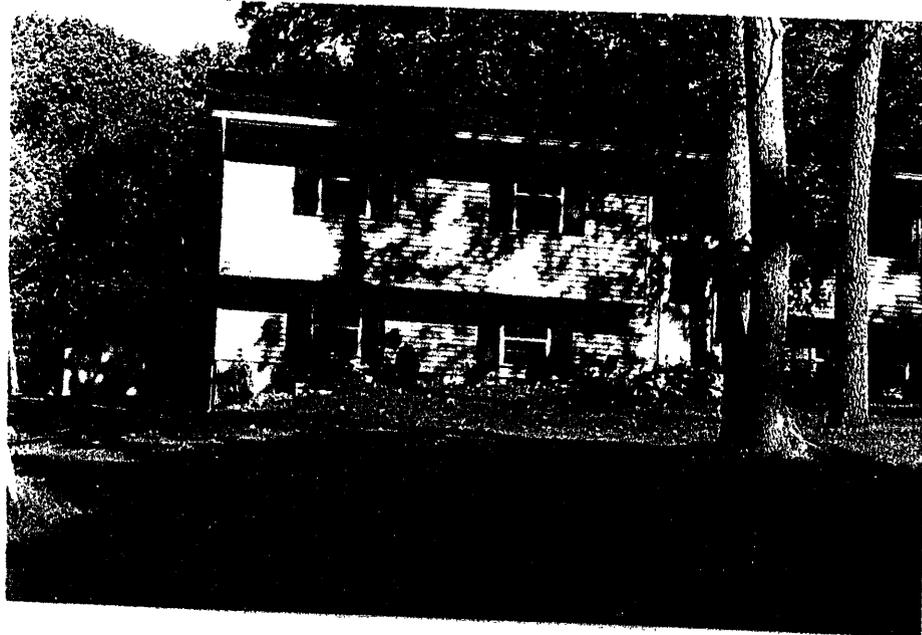
Pauline J. Townsend

Town Clerk

Doyle, Stephen

Title

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



NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

STEPHEN DOYLE

#87-58

-----X

WHEREAS, STEPHEN DOYLE, Schiavone Road, R. D. 4, Box 396-D, New Windsor, New York 12550, has made application before the Zoning Board of Appeals for a variance of the Regulations of Section 48-12 - Table of Use/Bulk Regulation to construct an accessory building (garage) on his property with insufficient sideyard; and

WHEREAS, a public hearing was held on the 26th day of October, 1987 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant appeared in behalf of himself; 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 evidence shows that applicant is seeking to construct an accessory building (garage) on his property located in a residential zone since he needs the attached garage to be utilized as livable floor area.

3. The evidence presented by the applicant substantiated the fact that 6 ft. 4 in. side yard variance would have to be obtained in order for applicant to construct accessory structure.

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 variance requested is not granted because applicant cannot purchase additional land within which to construct the proposed accessory structure.

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

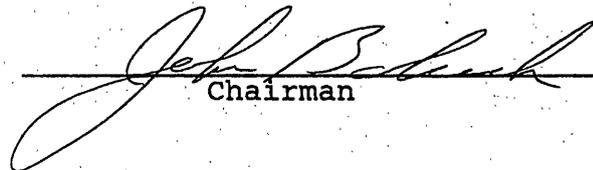
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a variance 6 ft. 4 in. sideyard variance for construction of an accessory structure in accordance with plans submitted to 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: November 9, 1987.


Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

File

October 27, 1987

Mr. Stephen Doyle
Schiavone Road, R. D. 4
Box 396-D
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE
#87-58

Dear Mr. Doyle:

This is to confirm that the Zoning Board of Appeals made a decision to GRANT your above request for a variance at the October 26, 1987 meeting.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

Patricia A. Barnhart

PATRICIA A. BARNHART
Secretary

/pab

cc: Town Planning Board
Michael Babcock, B. I.

DATE: 10/26/87

Application # 67-58

PUBLIC HEARING - Doyle, Steven (Applicant)

NAME:

Gloria J. Doyle

ADDRESS:

RD 4 Box 396-D
496-5358

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

TPB.

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

87-58.

Date: 9/30/87.

I. Applicant Information:

- (a) Stephen + Gloria Doyle - Schiavone Rd 496-5358
RD 4 Box 396-D New Windsor
(Name, address and phone of Applicant) (Owner)
- (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 Sign Variance
- Area Variance Special Permit

III. Property Information:

- (a) R4 Schiavone Rd 57-1-53.5 100 x 212
(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? _____
- (d) When was property purchased by present owner? Feb. '86
- (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: Wooden Storage Shed

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.

Area variance:

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

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	<u>15/30</u>	<u>8' 8" / 25.2</u>
Reqd. Rear Yd.	_____	<u>6' 4"</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.

We now have a 3 bedroom house with 3 children and expecting a child in January with a strong possibility of the baby being twins. There is no way we can comfortably house 7 people without clearing off the old garage making them into bedrooms + then adding on a new garage.

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.)

The garage which will be added on will follow the building codes passed by the New Windsor Building Inspector and also will follow the same contour of the house.

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.
- 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 10/1/87

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 [Signature]
(Applicant)

Sworn to before me this
1st day of October, 1987

Lucie I. Kane

XI. ZBA Action:

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

LUCIE I. KANE
NOTARY PUBLIC, STATE OF NEW YORK
QUALIFIED IN ORANGE COUNTY
BY CA#17589
COMMISSION EXPIRES 2/31/88

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



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

23

September 3, 1987

Stephen Doyle
RD 4, Box 396
New Windsor, NY 12550

Re: 57-1-53.5 Variance List

Dear Mr. Doyle:

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

The charge for this service is \$45.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Christian E. Jahrling/cp

CHRISTIAN E. JAHRLING, IAO
SOLE ASSESSOR

CEJ/cp
Attachments

Neuner, George
Jackson Ave., RD 2
New Windsor, NY 12550

Neuner, Barbara
RD 2, Jackson Ave.
New Windsor, NY 12550

Smith, Nicholas & Beulah Ann
RD 4, Box 422 Beaver Brook Rd.
New Windsor, NY 12550

Mitchell, Reuben W. & Elaine
RD 4, Box 421 Beaver Brook Rd.
New Windsor, NY 12550

Pluger, Peter J. & Barbara A.
Chestnut Ave.
New Windsor, NY 12550

Quality Builders of Orange County Inc.
Bull Rd.
Rock Tavern, NY 12575

Dragos, Robert C. & Amy T.
382 A Lakeside Ave.
New Windsor, NY 12550

Hazirjian, Dikran & Virginia
RD 4, Box 395E Chestnut Ave.
New Windsor, NY 12550

Andreiuci, Eugene & Camille
RD 4, Box 395F Chestnut Ave.
New Windsor, NY 12550

Richards, James J. & Luann M.
7 Hy View Drive
Newburgh, NY 12550

Consolidated Rail Corp.
6 Penn Center Plaza
Philadelphia, PA 19103

Murani, Glenn J. & Virginia
Schiavone Rd.
New Windsor, NY 12550

DeLemos, Russell L. & Susan K.
RD 4, Box 105
New Windsor, NY 12550

Foti, Michael & Deborah A.
RD 4, Box 397B
New Windsor, NY 12550

Anastasio, Edward C. & Teena
Box 397, RD 4
New Windsor, NY 12550

Landi, Alex & Grace
RD 4, Box 396C Schiavone Rd.
New Windsor, NY 12550

Zippo Brentnall, Nancy
RD 4, Box 396B Schiavone Rd.
New Windsor, NY 12550

Palko, Angelina & Andrew
70 Lake Rd.
Salisbury Mills, NY 12577

Smith, Andree & Kevin
20 Loyola Place
Oakland, NJ 07436

Chmielnik, Kevin & Karen
13 Mecca Dr.
Salisbury Mills, NY 12577

Pederson, Kenneth L.
Vascello Rd. RD 4
New Windsor, NY 12550

Ryan, Thomas E. & Louise A.
RD 4 Vascello Rd.
New Windsor, NY 12550

Forgacs, Ralph & Lori
RD 4 Box 399C
New Windsor, NY 12550

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE THE ZBA - 10/26/87

DATE: October 16, 1987

Please be advised that the following public hearing(s) will be heard before the Zoning Board of Appeals on the above date:

HORWATH, PHYLLIS - AREA VARIANCE
ZAMENICK, FRED - AREA VARIANCE
PETRO, JOHN A. - USE/AREA VARIANCES
DOYLE, STEPHEN - AREA VARIANCE
ALESTALO, ERIC - AREA VARIANCE
(Exhibits previously submitted)

I have attached hereto copies of the pertinent application(s) together with public hearing notice(s) which were published in The Sentinel.

Patricia A. Barnhart, Secretary
Zoning Board of Appeals

/pab

Attachments

Rec'd
10/1/87

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

HN 15992 FM

052843

THIS INDENTURE, made the 26th day of February, nineteen hundred and eighty-six

BETWEEN QUALITY HOME BUILDERS OF ORANGE COUNTY INC., a New York corporation, with office at 5 Cardinal Drive, Washingtonville, N.Y.

party of the first part, and STEPHEN P. DOYLE and GLORIA J. DOYLE, husband and wife, both residing at 71 Winant Street, Staten Island, N.Y. 10303

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, State of New York, known and designated as Lot #18 as shown on a certain map entitled "Lands of Vascello" which map is #1807 and filed in the Orange County Clerk's Office on June 19, 1959. Said lot is subject to the provisions of the grant to use Beaver Dam Lake as given by deed dated September 15, 1949** and filed in the Orange County Clerk's Office and is also subject to the zoning laws of the Town of New Windsor and covenants and restrictions of record.

57-1535

**Said deed September 15, 1949 being dated September 3, 1949 made by William J. Cruther and Charles Boos, and recorded in the Orange County Clerk's Office on September 15, 1949 in Liber 1135 of Deeds at page 77.

BEING the same premises conveyed to the grantor corporation by deed dated September 26, 1985, and recorded in the Orange County Clerk's Office on September 27, 1985, in Liber 2418 of Deeds at page 136.

This conveyance is made in the ordinary course of business of the grantor corporation and does not constitute all or a substantial part of the assets of the grantor corporation.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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.

052843

THIS INDENTURE, made the 24 day of February, nineteen hundred and eighty-six

BETWEEN QUALITY HOME BUILDERS OF ORANGE COUNTY INC., a New York corporation, with office at 5 Cardinal Drive, Washingtonville, N.Y.

party of the first part, and STEPHEN P. DOYLE and GLORIA J. DOYLE, husband and wife, both residing at 71 Winant Street, Staten Island, N.Y. 10303

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,

57-1-53.5

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TOGETHER with all right, title and interest, if any, of the party of the first part of, 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:

QUALITY HOME BUILDERS OF ORANGE COUNTY INC.

BY:

STATE OF NEW YORK, COUNTY OF

On the 26th day of February, 19 86, before me personally came

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

ss: STATE OF NEW YORK, COUNTY OF

On the 26th day of February, 19 86, before me personally came

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

STATE OF NEW YORK, COUNTY OF ORANGE

On the 26th day of February, 19 86, before me personally came Lewis Tedaldi to me known, who, being by me duly sworn, did depose and say that he resides at No. 5 Cardinal Drive,

Washingtonville, N.Y. 10992 ; that he is the President of QUALITY HOME BUILDERS OF ORANGE COUNTY INC., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

ss: STATE OF NEW YORK, COUNTY OF

On the 26th day of February, 19 86, before me personally came Lewis Tedaldi to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the President of QUALITY HOME BUILDERS OF ORANGE COUNTY INC., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

ALVIN GOLDSTEIN
Notary Public, State of New York
Qualified in Orange Co. No. 1490700
My Commission Expires March 30, 1987

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

SECTION
BLOCK
LOT
COUNTY OR TOWN

312-
14-
2-

TO

Recorded at Request of American Title Insurance Company

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by



american title insurance company
NEW YORK DIVISION

ABRAHAM SPECTOR, ESQ.
919 EAST END
WOODMERE NY 11598

Zip No.

A Member of The Continental Insurance Companies

RECORDING OFFICE

Handwritten signatures and initials at the bottom right of the page.

STATE OF NEW YORK, COUNTY OF ORANGE

§§:

STATE OF NEW YORK, COUNTY OF

§§:

On the 26th day of February, 19 86, before me personally came Lewis Tedaldi to me known, who, being by me duly sworn, did depose and say that he resides at No. 5 Cardinal Drive, Washingtonville, N.Y. 10992 ; that he is the President of QUALITY HOME BUILDERS OF ORANGE COUNTY INC., the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

On the _____ day of _____ 19 _____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the _____ of _____, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

ALVIN GOLDSTEIN
Notary Public, State of New York
Qualified in Orange Co. No. 1490700
My Commission Expires March 30, 1987

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE No. _____

SECTION
BLOCK
LOT
COUNTY OR TOWN

3/2-
1/2-
2-

TO

Recorded at Request of American Title Insurance Company

RETURN BY MAIL TO:

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by

american title insurance company
NEW YORK DIVISION

ABRAHAM SPECTOR, ESQ.
979 EAST END
WOODMERE NY 11598
Zip No. _____

A Member of The Continental Insurance Companies

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

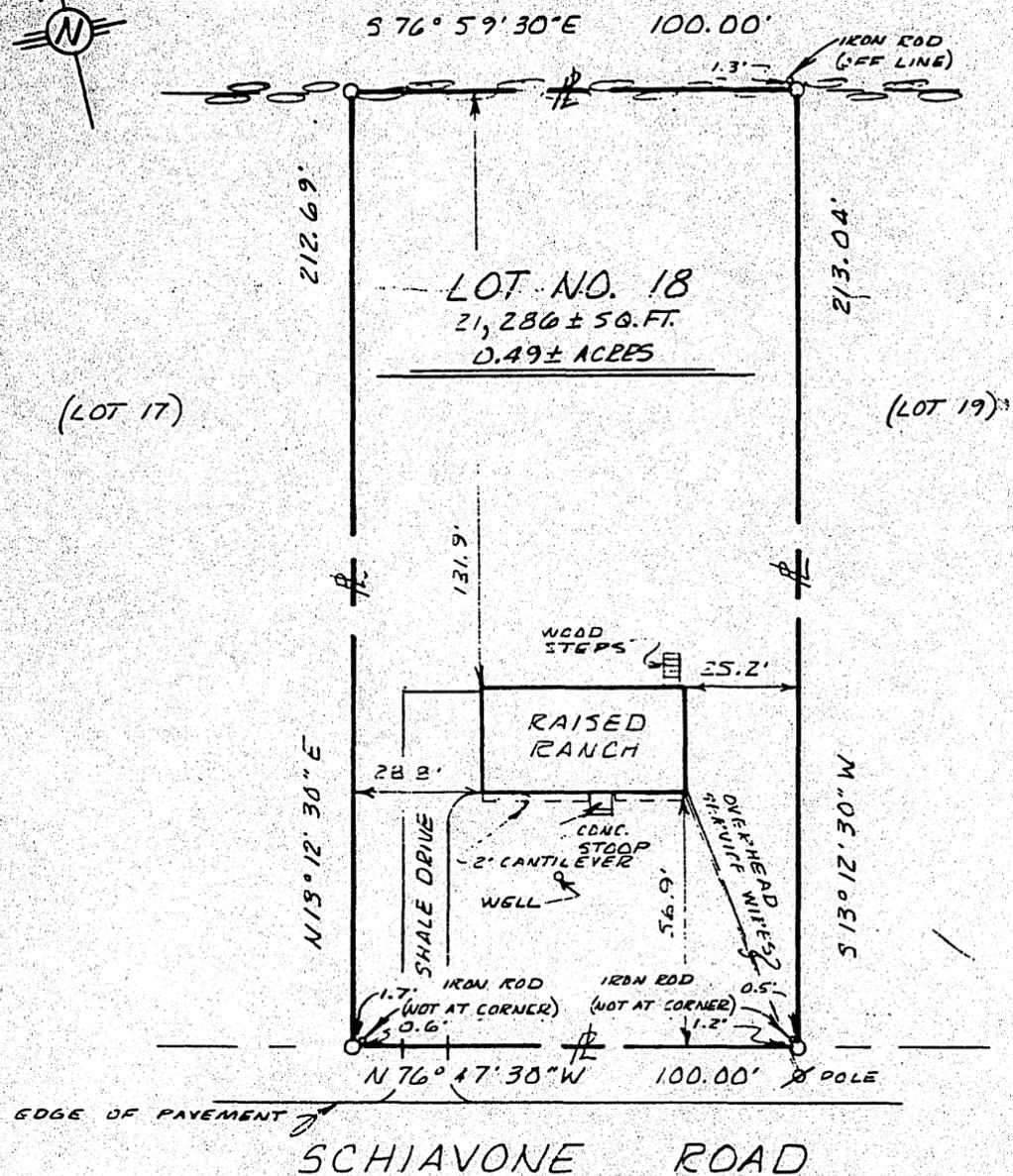
LIBER 2484 PG 218

RECEIVED
\$ 2.00
REAL ESTATE
FEB 28 1986
TRANSFER TAX
ORANGE COUNTY

Orange County Clerk's Office, S.S.
Recorded on the 27th day
of Feb. 1986 at 9:20
o'clock A.M. in Liber 2484
and Examined.
Muriel S. Margery



N/F
MITCHELL
L. 2140 P. 1130



GENERAL NOTES

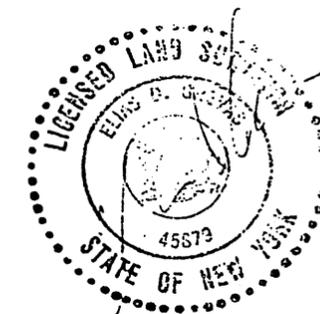
1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 (2) of the New York State Education Law.
2. Only copies from the original of this survey, marked with an original of land surveyor's inked seal, shall be considered to be valid 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 No. 18, as shown on a map entitled "Subdivision of Lands of Vascello", said map having been filed in the Orange County Clerk's Office on 19 June 1959 as Map No. 1807.
2. Offsets shown are at right angles to the property lines, unless otherwise noted.
3. No certification is made for items not visible at ground surface at time of survey.
4. Subject to utility grants and easements of record, if any.

CERTIFICATION

I hereby certify to Stephen P. Doyle, Gloria J. Doyle, First Federal Savings & Loan Association of Rochester New York and American Title Insurance Company that this plan resulted from an actual field survey of the indicated premises completed on 9 July 1985 and 17 January 1986 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:							
	STEPEN P. DOYLE & GLORIA J. DOYLE							
REVISIONS: <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>10/17/85</td> <td>FOUNDATION LOCATION PER FIELD SURVEY OF 10/17/85</td> </tr> <tr> <td>1/30/86</td> <td>REVISED TO FINAL</td> </tr> </tbody> </table>	DATE	DESCRIPTION	10/17/85	FOUNDATION LOCATION PER FIELD SURVEY OF 10/17/85	1/30/86	REVISED TO FINAL	TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK Drawn: <i>JDH</i> Checked: Scale: 1" = 40' Date: 13 SEPT. 1985 Job No.: 85-157	
DATE	DESCRIPTION							
10/17/85	FOUNDATION LOCATION PER FIELD SURVEY OF 10/17/85							
1/30/86	REVISED TO FINAL							
BOUNDARY SURVEY								

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

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

Appeal No. 58

Request of Stephen and Gloria Doyle

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of garage with
insufficient side yard;

being a VARIANCE of

Section 48-12-Table of Use/Bulk Regs. - Col. F

for property situated as follows:

Schiavone Rd., R.D. 4 - Box 396-D, New
Windsor, N.Y. - known & designated as Tax
map Section 57-BLK. 1 - Lot 33.5.

SAID HEARING will take place on the 26th day of
October, 1987., at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Jack Babcock.
Chairman

96.222
97.6A

69.22
52.5A

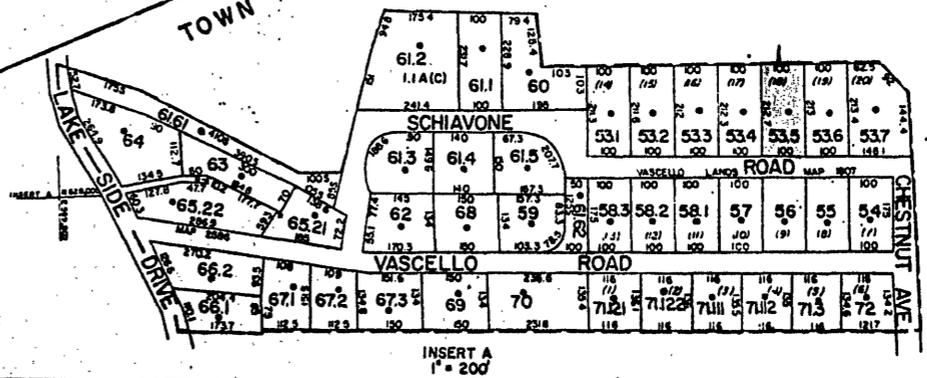
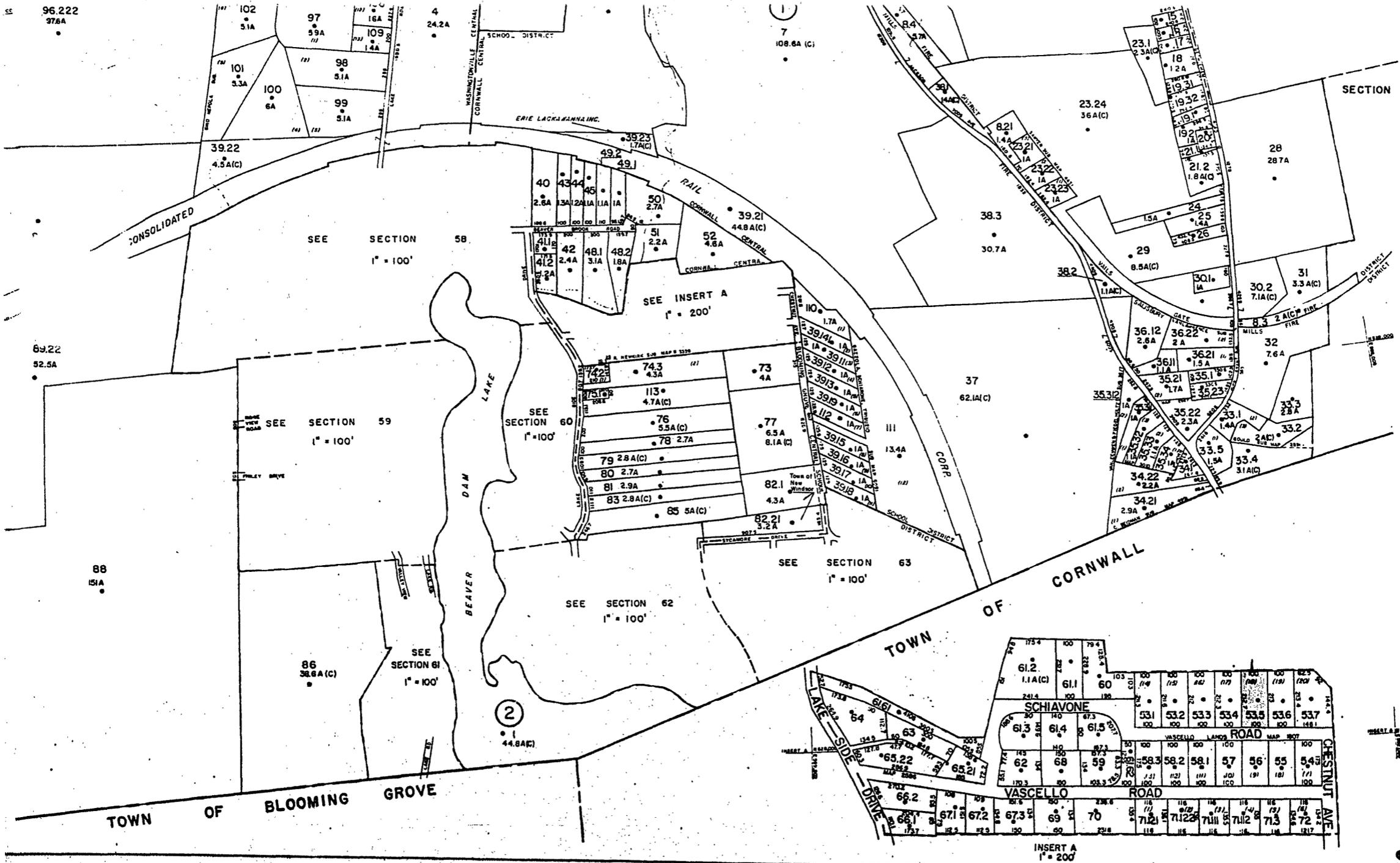
68
51A

86
38.6A(C)

2
44.8A(C)

1
7
108.6A(C)

SECTION 65



LEGEND

STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
--- --	----	④	② ③

ORANGE COUNTY-NEW YORK

960
Section 57

Prelim.
9/28/87.

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. Date 8-28- 1987

To STEPHEN + GLORIA DOYLE 496-5358.
~~SHAVONE~~ RD. NEW WINDSOR N.Y.
Schiavone Rd. - R.D. 4 - 396-D

PLEASE TAKE NOTICE that your application dated 8-12- 1987
for permit to BUILD GARAGE
at the premises located at SHAVONE RD R4 ZONE
B.D.L 57-1-53.5

is returned herewith and disapproved on the following grounds:
R4 ZONE NEEDS 15' SIDE YARD
HAS 8'8" NEED VARIANCE OF 6'4"

Michael Babcock
Building Inspector

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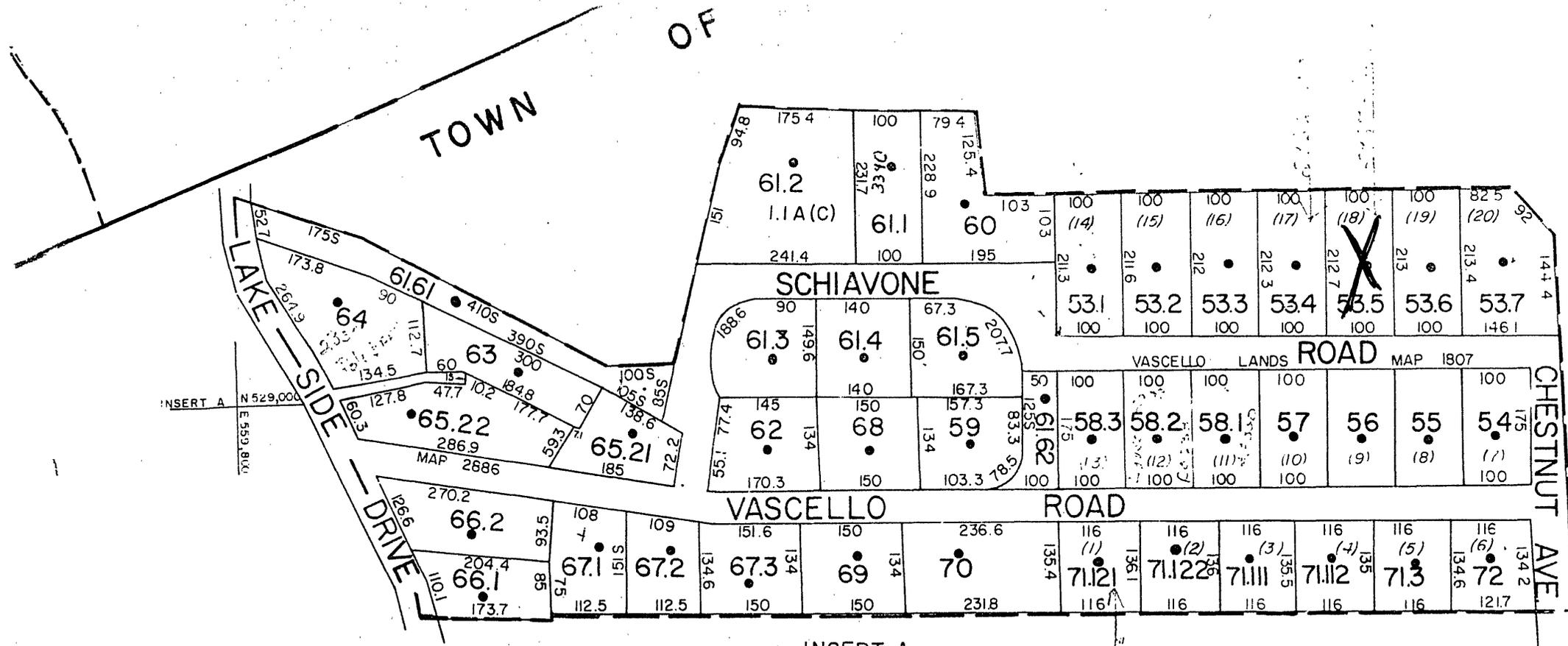
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Mohal Bekal

Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd. <u>15/30</u>	<u>8'8" 25.2</u>	<u>6'4"</u>
Reqd. Rear Yd.	_____	_____
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. Coverage* %	_____ %	_____ %
Floor Area Ratio**	_____	_____

* Residential Districts only
** Non-residential Districts only



INSERT A N 529,000
E 562,000

INSERT A
1" = 200'

ORANGE COUNTY ~ NEW YORK

TOWN OF NEW WINDSOR

Photo No: 8-501, 500, 499, 498

Date of Map: 9-24-67

Date of Photo: 3-1-65

Date of Revision: 3-1-86

Section No. 57

Scale: 1" = 400'