

**ZB# 87-70**

**Frank Wortmann /  
Montro Builders, Inc.**

**34-3-2**

87-70 - Wortmann, Frank (owner) - Montro bldg. - area

Callum  
11/23/87

To: Town  
Clerk.

Public Hearing  
Jan. 11, 1988.

App. furnished  
11/23/87

Notice to  
Suspend -  
12/17/87.

Area  
Variance  
granted  
1/11/88

# General Receipt

9491

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

*Montero Builders Inc.*

*January 4*

19 *88*

\$ *25.00*

*Twenty-Five and 00/100*

DOLLARS

For

*Application Fee 87-20 ZBA*

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>Ch# 263</i>		<i>25.00</i>

By

*Pauline J. Townsend*

*Town Clerk*

Title

NEW WINDSOR ZONING BOARD OF APPEALS

-----X  
In the Matter of the Application of  
WORTMANN, FRANK/MONTRO BUILDERS, INC.

DECISION GRANTING  
AREA VARIANCE

#87-70  
-----X

WHEREAS, FRANK WORTMANN, Box 393B, Moores Hill Road, New Windsor, New York (owner) and MONTRO BUILDERS, INC. by its President, Robert Roe (contract-purchaser), 131 Woodcock Mountain Road, Washingtonville, N. Y. 10992, Place, New Windsor, New York, 12550, have made application before the Zoning Board of Appeals for area variance of the Regulations of Section 48-12 - Table of Use/Bulk Regulation to construct a one-family residential dwelling on Moores Hill Road in an R-3 zone with insufficient lot area; and

WHEREAS, a public hearing was held on the 11th day of January, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicant, Robert Roe, appeared in behalf of himself and Applicant Wortmann; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings 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 a one-family residential dwelling in an R-3 zone.
3. The evidence presented by the applicant substantiated the fact that 4,185 s.f. lot area variance would be required.
4. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted because when the applicant purchased the land in 1985, the zoning district was classified as R-4 and in March of 1986, the zoning district was changed by the town to R-3, with more restrictive bulk regulations.
5. 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 4,185 s.f. lot area variance as stated above for construction of a one-family residential dwelling on Moores Hill Road, an R-3 zone, 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: January 25, 1988.

  
Chairman



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

January 11, 1988

Monro Builders Inc.  
131 Woodcock Mountain Road  
Washingtonville, N. Y. 10992

Attn: Mr. Robert Roe

RE: APPLICATION FOR USE VARIANCE - WORTMANN/MONTRON  
#87-20

Dear Mr. Roe:

This is to confirm that the Zoning Board of Appeals at its January 11, 1988 meeting, granted your above application for a variance.

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,

A handwritten signature in cursive script that reads "Patricia A. Barnhart". The signature is written in dark ink and is positioned above the typed name.

PATRICIA A. BARNHART  
Secretary

/pab

Enclosure

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



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

(19)

December 14, 1987

Montro Builders Inc.  
131 Woodcock Mountain Rd.  
Washingtonville, NY 10992

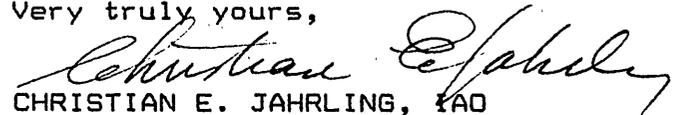
Re: 34-3-2 Wortmann, Frank & Joni

Dear Sir:

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 \$35.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

  
CHRISTIAN E. JAHRLING, TAO  
SOLE ASSESSOR

CEJ/cp

Reedy, Bruce K & Sylvia  
26 Weather Oak Hill  
New Windsor, NY 12550

Hansen, Robert L. & Dorothy H.  
30 Weather Oak Hill  
New Windsor, NY 12550

Wortmann, Sandra  
32 Weather Oak Hill  
New Windsor, NY 12550

Fahr, William  
34 Weather Oak Hill  
New Windsor, NY 12550

Wortmann, Frank R.  
Box 393B Moores Hill Rd.  
New Windsor, NY 12550

Khan, Dr. Mohammed H.  
16 Green Bower Lane  
Spring Valley, NY 10977

Equipment Rebuilder & Holding Corp.  
609 Broadway  
Westwood, NJ 07675

Sloan, Harold K.  
27 Weather Oak Hill  
New Windsor, NY 12550

Yuen, Wai Lim & Wai Yee  
29 Weather Oak Hill  
New Windsor, NY 12550

Hornibrook, Walter J. & Bernice J.  
31 Weather Oak Hill  
New Windsor, NY 12550

Svitak, Francis J. & Jeanette  
Box 244, Moores Hill Rd.  
New Windsor, NY 12550

Svitak, Pauline A.  
Box 244, Moores Hill Rd.  
New Windsor, NY 12550

Brown, Irene V. & Vomund, Dorothy  
& Vesely, Mary & Vesely, Stanley  
c/o Stanley Vesely  
8 Wolcott Rd.  
Beverly, Mass. 01915

Purdy, Dale A., Frank W., Scott E.,  
Dean D., & Ronald F.  
65 North St.  
Middletown, NY 10940

Delfino, Dennis J. & Cheryl M.  
RD 2 Moores Hill Rd.  
New Windsor, NY 12550

Hannon, Paul J. & Anna B.  
Moores Hill Rd.  
New Windsor, NY 12550

Aldorf Realty Corp.  
Employee Profit Sharing Trust  
& Pike, Victoria S.  
4 Salisbury Manor  
South Nyack, NY 10960

New York State Aqueduct  
Stanley Braithwaite, Supervisor  
Office of Real Estate Tax Disbursements  
Audits & Accounts  
346 Broadway  
Room 901  
New York, NY 10013

City of Newburgh  
City Hall  
Broadway  
Newburgh, NY 12550

DATE: 1/11/88

Application # 87-70

PUBLIC HEARING - Wortmann, Frank (Applicant)

NAME:

ADDRESS:

WILLIAM FAHR

34 WEATHER OAK HILL  
NEW WINDSOR NY 12550

Francis J. Svitak

Box 393 Moore's Hill Road RD #2 Newburgh 12550

Jeannette Svitak

395 Moore's Hill Rd R.D. #2 Newburgh.

Pat

Prelim.  
11/23/87.

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-133 Date 11/12/87, 1987

To Montro Builders Inc 496-6343 - Bob Roe.  
131 Woodcock Mountain Rd. (Wortmann, Frank)  
Washingtonville, N.Y. 10992

PLEASE TAKE NOTICE that your application dated 11/12, 1987  
for permit to Build Home in R-3 Zone  
at the premises located at Moares Hill Rd

is returned herewith and disapproved on the following grounds:

Need Area Variance - No Water - Has Sewer - 32,670 Sq Ft  
Has 28,485 Sq Ft Variance of 4,185 Sq Ft Needed  
one - Jam

John J. Zennaro  
Zoning Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>32,670 Sq Ft</u>	<u>28,485 Sq Ft</u>	<u>4,185 Sq Ft</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-133

Date 11/12/87, 1987

To: Montro Builders Inc 496-6343 - Bob Roe.  
 131 Woodcock Mountain Rd. (Wortmann, Frank)  
 Washingtonville, N.Y. 10992

PLEASE TAKE NOTICE that your application dated 11/12, 1987

for permit to Build Home in R-3 Zone  
 at the premises located at Maars Hill Rd

is returned herewith and disapproved on the following grounds:

Need Area VARIANCE - No Water - Has Sewer - 32,670 Sq Ft  
Has 28,485 Sq Ft. VARIANCE OF 4,185 Sq Ft Needed  
one - Jan

*John J. Fenner*  
 Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>32,670 Sq Ft</u>	<u>28,485 Sq Ft</u>	<u>4,185 Sq Ft</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</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

Name of Owner of Premises Montro Buil.  
 Address 131 Woodcock Mt. Rd. Wash ville Phone 496-6343  
 Name of Architect Harsen + Johns  
 Address 151 W. Passaic St. Rochelle Park, N.J. Phone 201-845-9000  
 Name of Contractor Montro Builder's Inc.  
 Address ..... Phone .....

State whether applicant is owner, lessee, agent, architect, engineer or builder.....  
 If applicant is a corporation, signature of duly authorized officer.

Robert W. Roe - President  
 (Name and title of corporate officer)

1. On what street is property located? On the W side of Moore's Hill Rd.  
 (N. S. E. or W.)  
 and .....feet from the intersection of.....
2. Zone or use district in which premises are situated R-3
3. Tax Map description of property: Section 34 Block 3 Lot 2
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
  - a. Existing use and occupancy Vacant lot
  - b. Intended use and occupancy Single family
5. Nature of work (check which applicable): New Building  Addition..... Alteration..... Repair..... Removal.....  
 Demolition..... Other.....
6. Size of lot: Front 135' Rear 135' Depth 211' Front Yard 35' Rear Yard 45' Side Yard 30' - 57'  
 Is this a corner lot? Na.
7. Dimensions of entire new construction: Front 48' Rear 48' Depth 28' Height 22' Number of stories 2
8. If dwelling, number of dwelling units 1... Number of dwelling units on each floor 1...  
 Number of bedrooms 3... Baths 3... Toilets 3...  
 Heating Plant: Gas..... Oil ... Electric...../Hot Air..... Hot Water ...  
 If Garage, number of cars 2...
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$75,000 Fee \$395.00  
 (to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

32670

**IMPORTANT**

**REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE**

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the

Address ..... Phone .....

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

If applicant is a corporation, signature of duly authorized officer.

Robert W. Roe - President  
(Name and title of corporate officer)

1. On what street is property located? On the W side of Moore's Hill Rd.  
(N. S. E. or W.)

and ..... feet from the intersection of .....

2. Zone or use district in which premises are situated R-3

3. Tax Map description of property: Section 34 Block 3 Lot 2

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

a. Existing use and occupancy vacant lot b. Intended use and occupancy single family

5. Nature of work (check which applicable): New Building  Addition ..... Alteration ..... Repair ..... Removal .....  
Demolition ..... Other .....

6. Size of lot: Front 135' Rear 135' Depth 211' Front Yard 35' Rear Yard 148' Side Yard 30' - 57'

Is this a corner lot? NA

7. Dimensions of entire new construction: Front 48' Rear 48' Depth 28' Height 22' Number of stories 2

8. If dwelling, number of dwelling units 1 Number of dwelling units on each floor 1

Number of bedrooms 3 Baths 3 Toilets 3

Heating Plant: Gas ..... Oil  Electric ..... /Hot Air ..... Hot Water

If Garage, number of cars 2

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

10. Estimated cost \$75,000 Fee \$395.00  
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32670

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION — YOU MUST CALL FOR THESE

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

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and underslab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.
- 6—Driveway inspection must meet approval of town Highway Inspector.
- 7—\$20.00 charge for any site that calls for the same inspection twice.

TOWN OF NEW WINDSOR, ORANGE CO. N. Y.

Examined.....19.....  
 Approved.....19.....  
 Disapproved a/c.....  
 Permit No. ....

Office of Building Inspector  
 Mr. L. Babcock  
 Town Hall, 555 Union Avenue  
 New Windsor, New York 12550  
 Telephone 565-8807

Refer -  
 Planning Board.....  
 Highway.....  
 Sewer.....  
 Water.....  
 Zoning Board of Appeals.....

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date... Oct 15 ..... 19. 87..

INSTRUCTIONS

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

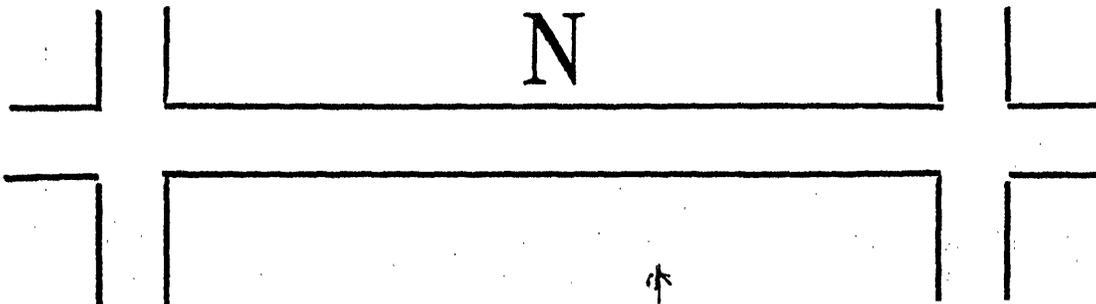
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein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

Robert W. Ree - ..... 131 Woodcock Mt. Rd. Washingtonville, NY 10792  
 (Signature of Applicant) (Address of Applicant)

Montro Builders Inc

PLOT PLAN

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



Planning Board.....  
Highway.....  
Sewer.....  
Water.....  
Zoning Board of Appeals.....

Pursuant to New York State Building Code and Town Ordinances

Date... Oct 15 ..... 19 87 .....

INSTRUCTIONS

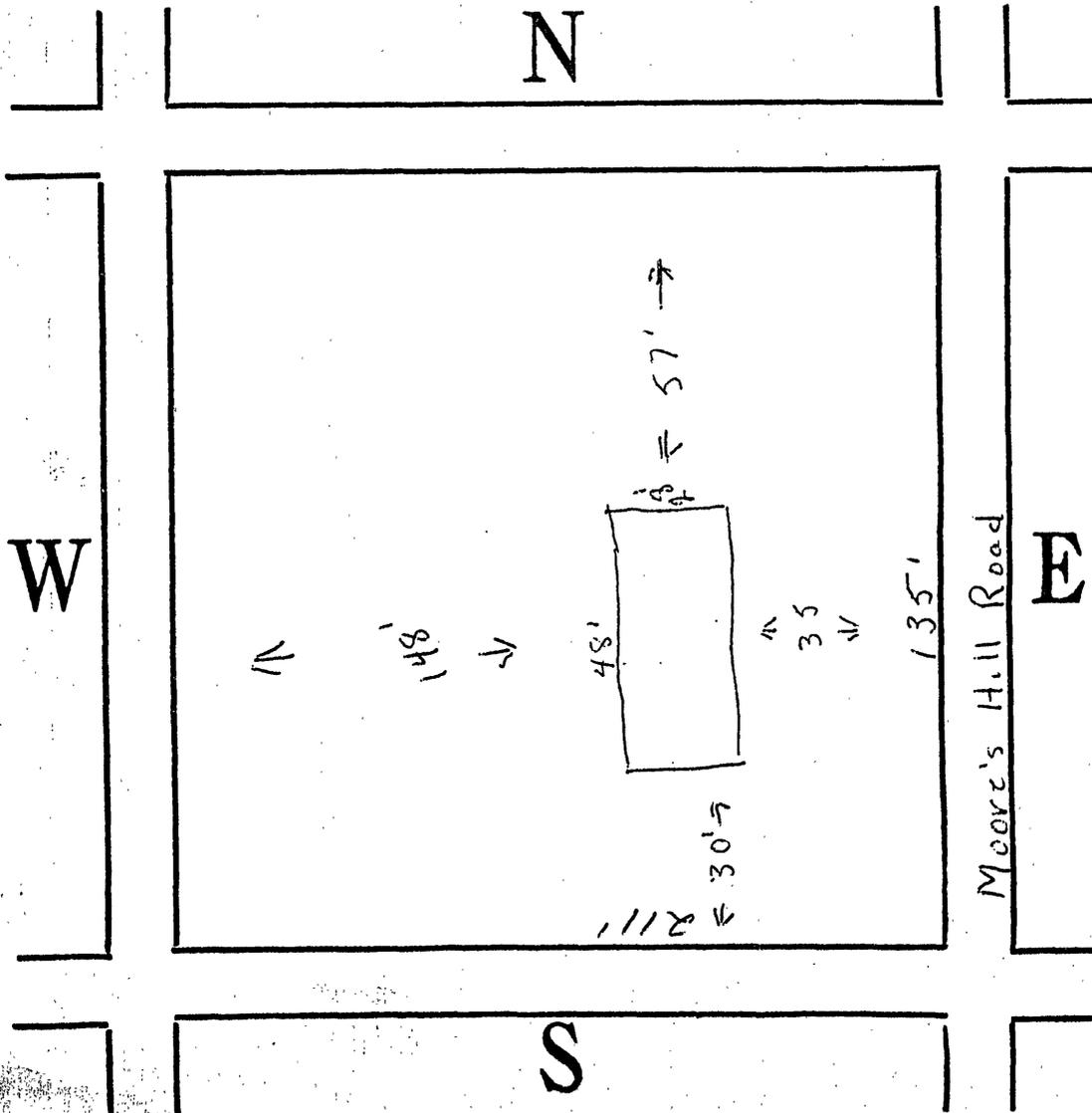
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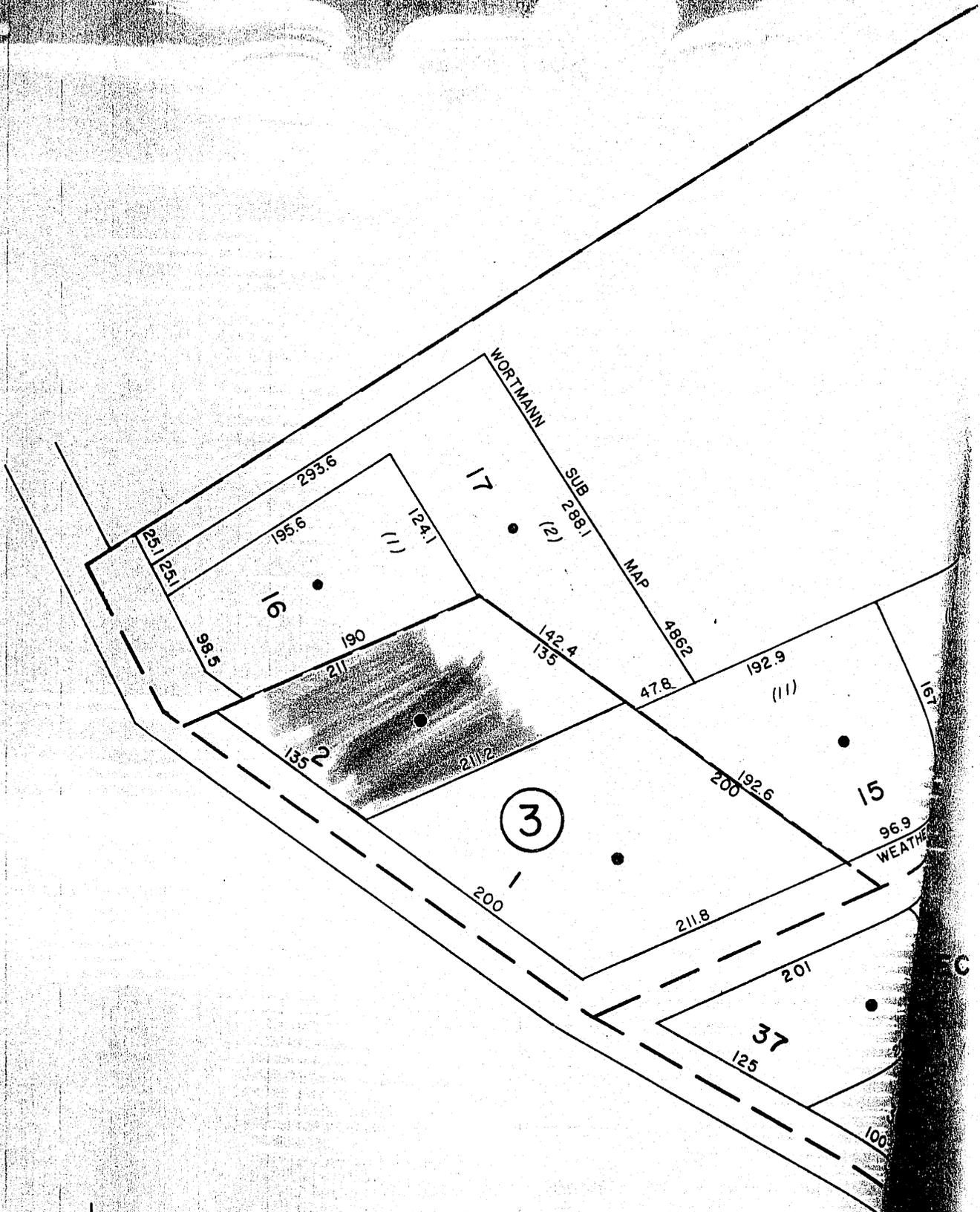
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Robert W. Roe - ..... 131 Woodcock Mt. Rd. Washingtonville, NY. 10992  
(Signature of Applicant) (Address of Applicant)  
Montro Builders Inc

PLOT PLAN

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





E567,500  
 N539,000

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 87-70.

Date: 12/17/87.

I. Applicant Information:

- (a) Frank Wortmann, Box 393B, Moore's Hill Rd., New Windsor, NY 564-3354  
(Name, address and phone of Applicant) (Owner)
- (b) Montro Builders, 131 Woodcock Mt Rd., Washingtonville, N.Y. 496-6343  
(Name, address and phone of purchaser or lessee)
- (c) Robert DiNardo, Main St., Washingtonville, N.Y. 496-5414  
(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) R-3 Moore's Hill Rd 34-3-2 28,485 sq. ft.  
(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? Dec/85
- (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 Use/Bulk Regs., Col. C.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>32,670 sq ft</u>	<u>28,485 sq ft</u>	<u>4,185 sq ft</u>
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. <u>1</u>	<u>1</u>	<u>1</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

(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.

Lot will remain vacant  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.)

*Will build 1 family home equal or of higher value than nearby homes*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 12/17/87.

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.

x. Robert W. Roe  
(Applicant)

Sworn to before me this  
17th day of December, 1987.

**PATRICIA A. BARNHART**  
Notary Public, State of New York  
No. 01BA4904434  
Qualified in Orange County  
Commission Expires August 31, 1989.

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.

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. 70.

Request of Frank Wortmann.

for a VARIANCE of

the regulations of the Zoning Local Law to

permit construction of residential dwelling  
with insufficient lot area;

being a VARIANCE of

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

for property situated as follows:

Moore's Hill Road, (westerly side),  
New Windsor, N.Y. - known & designated  
as Tax map Section 34-Block 3-Lot 2.

SAID HEARING will take place on the 11<sup>th</sup> day of  
January, 1988, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
7:30 o'clock P. M.

Jack Babcock.  
Chairman

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
TOWN BUILDING/ZONING INSPECTOR BABCOCK

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE THE ZBA - 01/11/88

DATE: January 04, 1988

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

FRANK WORTMANN - AREA VARIANCE

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