

ZB# 04-10

**Strategic Homes
(Denied)**

63-4-9.2

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Denied 3-22-04

ZBA #04-10 STRATEGIC HOMES
(AREA) SYCAMORE DRIVE (63-4-9-2)

TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: 02-11-2004 PROJECT NUMBER: ZBA# 04-10 P.B. # _____

APPLICANT NAME: STRATEGIC HOMES

PERSON TO NOTIFY TO PICK UP LIST:

STRATEGIC HOMES
P.O. BOX 522
VAILS GATE, NY 12584

TELEPHONE: 561-0220 (JERRY SABINI)

TAX MAP NUMBER:	SEC. <u>63</u>	BLOCK <u>4</u>	LOT <u>9.2</u>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	BLOCK _____	LOT _____

PROPERTY LOCATION: SYCAMORE DRIVE -
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
(ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
OF SITE PLAN OR SUBDIVISION PROJECT) _____



NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX



AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1711

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessor's Office

February 18, 2004

Strategic Homes
PO Box 522
Vails Gate, NY 12584

Re: 63-4-9.2 ZBA#04-10

Dear Mr. Sabini:

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

The charge for this service is \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office.

Sincerely,

A handwritten signature in black ink that reads 'J. Todd Wiley, IAO'. The signature is written in a cursive style and is enclosed in a hand-drawn circle.

J. Todd Wiley, IAO
Sole Assessor

JTW/lrd
Attachments

CC: Myra Mason, ZBA

63-2-1.11
Ernest & Diane Saporito
332 Hickory Avenue
New Windsor, NY 12553

63-3-2.1 & 63-3-2.3
Catherine Anderson
323 Sycamore Drive
New Windsor, NY 12553

63-4-22.1
Salvatore & Joann Catania
324 Sycamore Drive
New Windsor, NY 12553

63-2-1.122
Ruth Hedenkamp
333 Chestnut Avenue
New Windsor, NY 12553

63-3-2.2
Vladimer & Aleksander Zhukovskiy
Oleg Zhukovskiy
317 Sycamore Drive
New Windsor, NY 12553

63-4-22.21
Jennifer Brosnan
Donna Beyer
318 Sycamore Drive
New Windsor, NY 12553

63-2-1.2
Jim & Theresa Eggers
317 Chestnut Avenue
New Windsor, NY 12553

63-3-3.1
Vincent & Hope Stanzione
311 Sycamore Drive
New Windsor, NY 12553

57-1-39.15 & 57-1-39.16
Brian & Debora Arena
354 Chestnut Avenue
New Windsor, NY 12553

63-2-1.3
Gerald & Mary Louise Corbett
329 Chestnut Avenue
New Windsor, NY 12553

63-3-3.2
Christopher & Joanne Carter
315 Sycamore Drive
New Windsor, NY 12553

57-1-39.17
Eugene & Dorothy Kasello
344 Chestnut Avenue
New Windsor, NY 12553

63-2-1.4
Margaret De Simone
325 Chestnut Avenue
New Windsor, NY 12553

63-3-8
Eugene & Emily Cocozza
314 Chestnut Avenue
New Windsor, NY 12553

57-1-39.18
James & Debra Quartuccio
340 Chestnut Avenue
New Windsor, NY 12553

63-2-1.5
Raymond & Nancy Makofske
328 Hickory Avenue
New Windsor, NY 12553

63-3-15.2
William & Alison Brand
324 Chestnut Avenue
New Windsor, NY 12553

57-1-77
Barry Saxe
Mc Daniel Road
Shady, NY 12479

63-2-1.6
John & Maureen Albarino
326 Hickory Avenue
New Windsor, NY 12553

63-4-4 & 63-4-6
Audie & Milagros Soto
350 Sycamore Drive
New Windsor, NY 12553

57-1-111.1
George & Erika Galiatsos
21 Rick Drive
New Windsor, NY 12553

63-2-3
Michael & Dorene McCann
321 Chestnut Avenue
New Windsor, NY 12553

63-4-16
Tamara Dreyer
336 Sycamore Drive
New Windsor, NY 12553

57-1-111.2
John & Sarah O'Gorman
29 Rick Drive
New Windsor, NY 12553

63-2-4
Keith & Sandra Gise
338 Hickory Avenue
New Windsor, NY 12553

63-4-18
Robert & Joanne Natale
332 Sycamore Drive
New Windsor, NY 12553

57-1-111.3
Robert & Kimberly & Joseph Mauro
30 Rick Drive
New Windsor, NY 12553

63-3-1
Richard & Gail Gorglione
331 Sycamore Drive
New Windsor, NY 12553

63-4-21
Michael & Stacylyn Guida
328 Sycamore Drive
New Windsor, NY 12553

57-1-111.4
Albert & Athena Nasta
22 Rick Drive
New Windsor, NY 12553

57-1-112

Domenick & Gail Anne Mannina

362 Chestnut Avenue

New Windsor, NY 12553



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

March 9, 2004

Strategic Homes
P.O. Box 522
Vails Gate, NY 12584

SUBJECT: REQUEST FOR VARIANCE

Dear Jerry:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Sentinel Newspaper for publication. **PLEASE NOTE: The Sentinel will bill you directly for this add. This is not included in the escrow you posted upon application.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

Sycamore Drive
Beaver Dam - New Windsor, NY

is scheduled for the March 22, 2004 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

STRATEGIC HOMES, LLC (04-10)

Mr. Michael Reis appeared before the board for this proposal.

MR. REIS: My name is Michael Reis. Mr. Sabini, who is going to be the builder on the property called me about an hour and a half ago, asked me if I can help him out with this.

MR. KANE: So you're going to present at the preliminary hearing, Mike?

MR. REIS: I'm going to present the preliminary hearing on behalf of the--

MR. KANE: Let me just clear this up first though and in presenting this, do you have any, are you going--

MR. REIS: I'm going to recuse myself except for just presenting it, I will be recusing myself from the public hearing as well. Our company happens to be involved with the sale, so I would be recusing myself whether I was presenting this or not.

MR. KANE: Thank you, Michael.

MR. REIS: This lot is an existing lot on Sycamore Drive in Beaver Dam Lake community, it's 100 foot wide and 200 foot deep creating a shortfall of 1,790 square foot for a single family home. There's sewer on the street, private drilled well and that's all there is.

MR. KANE: Is that the same size, it looks to be but the same size lot as the other lots in the neighborhood?

MR. REIS: Very much the same.

MR. BABCOCK: Yes, it is and the whole purpose of them

being here is because they do not have Town water. If they had Town water, they won't be here. When they first contacted my office, Mr. Sabini apparently he was told that this was a buildable lot to go ahead and purchase it and whatever and I happened to see him in the hall when he told me about it because I happen to live in the area and that's when we realized that it doesn't have water and he needs to come here to get that relief.

MR. MINUTA: Is it currently vacant?

MR. REIS: Just wooded property, Joe, correct.

MR. KANE: Creating water hazards or runoffs with the building of it?

MR. REIS: It's a fairly slightly sloped lot, fairly level, just be clearing the area just for the foundation of the home and the driveway.

MR. KANE: You'll be cutting down some trees and vegetation but not a substantial amount?

MR. REIS: No, not a substantial amount, as you can see from the pictures, it's a not a dense but fairly heavily wooded area.

MR. MINUTA: Will this lot be able to meet the required setbacks for well and sanitary?

MR. REIS: It's acceptable. That's the road views are north and south from the lot.

MR. KANE: And the only variance they'll need the minimum lot area?

MR. REIS: That's correct.

MR. MINUTA: Accept a motion?

MR. KANE: Yes, I will.

MR. MINUTA: I make a motion that we forward Strategic Homes, LLC to a public hearing for request of 1,790 square foot minimum lot area for proposed single family house on Sycamore Drive in an R-4 zone.

MR. RIVERA: Second it.

ROLL CALL

MR. REIS	ABSTAIN
MR. MINUTA	AYE
MR. RIVERA	AYE
MR. KANE	AYE

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: FEBRUARY 2, 2004

FOR: ESCROW 04-10

FROM: STRATEGIC HOMES

P.O. BOX 522

VAILS GATE, NY 12584

CHECK NUMBER: 1710

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

NAME

DATE



2/10/04

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#135-2004

02/10/2004

Strategic Homes, LLC *#04-10 ZBA*
580 Toleman Road
Rock Tavern, NY 12575

Received \$ 50.00 for Zoning Board Fees, on 02/10/2004. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



MLS#:



EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT

Grant of Exclusive Right to Sell. In consideration of ORANIE County, New York August 21, 03

hereinafter referred to as BROKER), submitting the property located at: SYCAMORE DR BRAND DAM LAKE, NEW WINDSOR, NY 12553 to the GREATER HUDSON VALLEY MULTIPLE LISTING SERVICE, INC. (hereinafter referred to as MLS), under its MULTIPLE LISTING RULES AND REGULATIONS, and in further consideration of said BROKER undertaking to find a buyer for said property, the undersigned, JOHN & LENA TALDONE (hereinafter referred to as OWNER), gives to BROKER the sole and exclusive right to sell said property for \$ 29,000. The OWNER authorizes the BROKER to submit this listing to the MLS and make an offer of cooperation to all participants in the MLS and any other cooperating agent authorized under the law to receive a commission and with whom said BROKER deems it appropriate to cooperate in the OWNER'S best interest.

Period of AGREEMENT. This AGREEMENT shall be effective from the above date and shall expire at midnight on 2/21, 2004.

OWNER'S Authorization and Obligation. The OWNER understands that in order to facilitate and expedite the sale of said property: OWNER authorizes the BROKER to make and use photographs of said property. OWNER grants the BROKER exclusive "FOR SALE" sign privilege on said property, consents that said property may be shown at any reasonable hour, and consents to refer any and all inquiries concerning said property to BROKER. Should OWNER desire to rent said property during the term of this AGREEMENT, said BROKER is granted the sole and exclusive "FOR RENT" sign privilege.

Listing on Internet. OWNER authorizes submission of listing and photograph to the Internet when appropriate or available. Lock Box. OWNER gives to BROKER the right to install a Lock Box on the above described property for the purpose of allowing MLS members access to the property.

Fair Housing. It is agreed that this property is listed in full compliance with local, state, and federal fair housing laws against discrimination on the basis of color, religion, sex, national origin, handicap, age, marital status, and/or familial status, children or other prohibited factors.

Brokerage Fee: Amount, When Due and Payable. If, during the period of this AGREEMENT, or any extension thereof, a transfer, sale, or exchange of the property is made, effected or agreed upon with anyone, the OWNER agrees to pay the BROKER a commission of 6% of the sale price, or (5% in house) (MR). Further, this commission will be due and payable if after the expiration date of this AGREEMENT and during the 6 months after, a purchaser buys the property who was (a) shown the property by a licensed agent or participant of MLS and/or (b) made aware of the property by a licensed agent or participant of MLS or the OWNER during the term of the listing or any extension thereof, provided OWNER has been personally introduced to or received written notification of the names of prospective purchasers before or upon termination of this AGREEMENT or any extension thereof. OWNER will, however, be obligated to pay such commission if OWNER enters into a valid Exclusive Listing Agreement with another NYS licensed real estate broker after expiration of this agreement.

Commission Escrow. If, for any reason, the BROKER is not paid the compensation as set forth herein on the due date, the OWNER shall establish an escrow account with a party mutually agreeable to the BROKER and OWNER and shall place into said escrow account an amount equal to the compensation set forth herein. These monies shall be held in escrow until the parties' rights to the escrow monies have been determined (a) by the written agreement of the parties, (b) by order of a court of competent jurisdiction, or (c) some other process to which the parties agree in writing. In any action, proceeding or arbitration to enforce any provision of this AGREEMENT, or for damages caused by default, the prevailing party shall be entitled to reasonable attorney's fees, costs and related expenses, as expert witness fees and fees paid to investigators. In the event the BROKER hires an attorney to enforce collection of any brokerage fee due hereunder and is successful in collecting all or any portion thereof with or without commencing a legal action or proceeding, OWNER agrees to pay such attorney's fees, costs and related expenses.

Subagency. BROKER is (checked) authorized () not authorized to make an offer of subagency to all MLS participants. OWNER is aware that they could be held liable for the misrepresentations, if any, of agents and subagents. If OWNER incurs a loss as a result of such misrepresentations, OWNER may be entitled to bring legal action against the responsible agent and subagents for reimbursement of such loss. The commission offered by Agent to Subagents shall be 1% of the sale or exchange price or \$ 0.

Buyer Agency. BROKER is (checked) authorized () not authorized to make an offer of cooperation to any MLS participant acting in the capacity of a Buyer's Agent. OWNER understands that such Buyer's Agents will be representing only the interests of the prospective purchaser. The commission offered by the Buyer's Agent shall be 3% of the sale or exchange price or \$ 0.

TERMINATION: I understand that if I terminate the BROKER'S authority prior to expiration of the term of this AGREEMENT, BROKER shall retain contract rights to a commission and recovery of advertising expenses and any other damages incurred by reason of my early termination of this AGREEMENT.

OWNER HAS READ AND UNDERSTANDS THIS AGREEMENT AND ACKNOWLEDGES RECEIPT OF A COPY OF SAID AGREEMENT. THIS AGREEMENT SHALL BE BINDING UPON THE PARTIES HERETO. AGREED TO AND ACCEPTED BY: M. Reis Realtor (BROKER), John & Lena Taldone (OWNER) 8/21/03, Lena Taldone (OWNER) 8/21/03

DEFINITIONS

The following definitions are offered in compliance with Regulation 175.24 under Article 12-A of the Real Property Law.

"EXCLUSIVE RIGHT TO SELL" listing means that if you, the OWNER of a property, find a buyer for your house, or if another Broker finds a buyer, you must agree to pay a commission to the present BROKER. An "EXCLUSIVE AGENCY" listing means that if you, the OWNER of a property, find a buyer, you will not pay a commission to the BROKER. However, if another Broker finds a buyer, you will owe a commission to both the selling Broker and your present BROKER. (BROKER) John & Lena Taldone (OWNER)

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: **January 23, 2004**

APPLICANT: **Strategic Homes** (497-7179)
P.O. Box 522
Vails Gate, NY 12584

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: **1/14/04**

FOR : **Proposed one-family house**

LOCATED AT: **Sycamore Drive**

ZONE: **R-4 Sec/Blk/ Lot: 63-4-9.2**

DESCRIPTION OF EXISTING SITE: **vacant land**

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. **Proposed one-family house, in R-4 Zone with sewer only does not meet minimum lot size of 21,790 sq. ft.**


BUILDING INSPECTOR

PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
-----------	------------------------	-------------------

ZONE: R-4 USE: 7-C Bulk Tables

MIN LOT AREA:	21,790 sq.ft.	20,000 sq.ft.	1,790 sq.ft.
---------------	---------------	---------------	--------------

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

3465 Rocco

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.

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, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

JAN 1 2004

FOR OFFICE USE ONLY:
Building Permit # 2004-48

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises STRATTON HOME

Address P.O. Box 522 Phone # 861-0220

Mailing Address VALE GALE RD 12584 Fax #

Name of Architect Design Group

Address Central VALE Phone 928-2288

Name of Contractor STRATTON HOME

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder Best Builder

If applicant is a corporation, signature of duly authorized officer. [Signature]
(Name and title of corporate officer)

1. On what street is property located? On the Spokane St ^{Drive} side of _____
(N,S,E or W)
and _____ feet from the intersection of Rt. 99

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 63 Block 4 Lot 9/10/12 9.2

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

a. Existing use and occupancy VAC/Vnd b. Intended use and occupancy _____

5. Nature of work (check if applicable) New Bldg. Addition Alteration Repair Removal Demolition Other

6. Is this a corner lot? yes

7. Dimensions of entire new construction. Front 60 Rear _____ Depth 30 Height _____ No. of stories 2

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

Number of bedrooms 2 Baths 2 Toilets _____ Heating Plant: Gas _____ Oil ✓

Electric/Hot Air _____ Hot Water ✓ If Garage, number of cars _____

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

10. Estimated cost _____ Fee _____

lot 12 - S.D.# 23

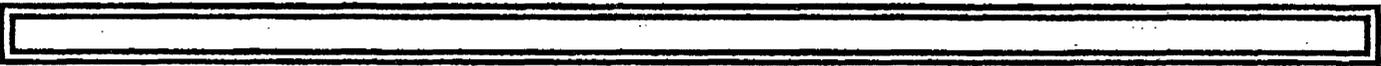
PAID
Cash \$ 50 -

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____



INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted 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.

(Signature of Applicant)

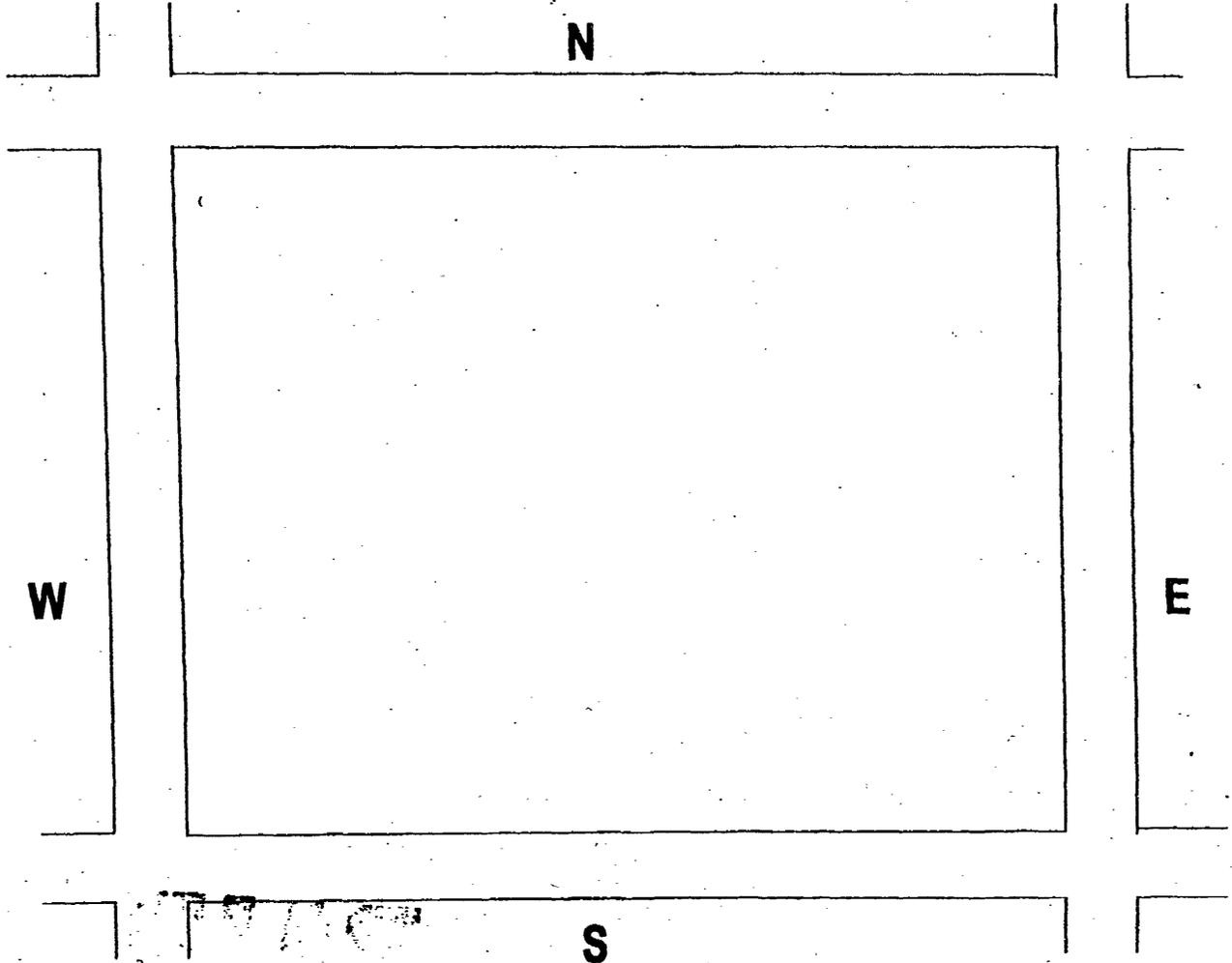
(Address of Applicant)

(Owner's Signature)

(Owner's Address)

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.





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

February 3, 2004

Strategic Homes
P.O. Box 522
Vails Gate, NY 12584

SUBJECT: REQUEST FOR VARIANCE #04-10

Dear Mr. Sabini:

This letter is to inform you that you have been placed on the February 9, 2004 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

Sycamore Drive
Beaver Dam - New Windsor, NY

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have a problem with this time and/or date, please contact me at the above number and we will reschedule your appearance. If you have any further questions, please feel free to contact me.

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NY 12553
(845) 563-4615 (MYRA MASON)



ZONING BOARD PROCEDURES

PLEASE READ PAGE ONE AND TWO OF THIS PACKAGE AND SIGN PAGE TWO IT EXPLAINS THE PROCEDURE TO BE FOLLOWED FOR YOUR APPLICATION.

PLEASE COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

YOU WILL THEN BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING".

*

ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

THE APPLICANT WILL BE BILLED DIRECTLY FOR THE PUBLIC HEARING ADVERTISEMENT IN THE "SENTINEL NEWSPAPER"

RECEIVED
TOWN OF NEW WINDSOR

FEB - 2 2004

ENGINEER & PLANNING

**

LIST OF PROPERTY OWNERS WITHIN 500 FT. RADIUS OF PROPERTY IN QUESTION:

APPROXIMATE COST FOR PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES IS \$1.00 EA. ADDITIONAL NAME

FOLLOWING YOUR PRELIMINARY MEETING, THE ZONING BOARD SECRETARY WILL ORDER YOUR "PUBLIC HEARING LIST" FROM THE ASSESSOR'S OFFICE.

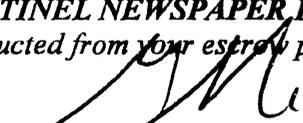
1. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THIS WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
2. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING. YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

NOTE:

IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.

✻ ✻ MUST READ AND SIGN ✻ ✻

I UNDERSTAND THAT I WILL BE BILLED DIRECTLY FOR MY "LEGAL NOTICE" TO BE PUBLISHED IN THE SENTINEL NEWSPAPER FOR MY PUBLIC HEARING....(this charge is not deducted from your estro^o posted).


SIGNATURE

2-2-04
DATE

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE. (JULY AND AUGUST - ONE MEETING PER MONTH ONLY)



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**



APPLICATION FOR VARIANCE

2/2/04 Application Type: Use Variance Area Variance
Date Sign Variance Interpretation

I. **Owner Information:** Phone Number: (702) 243-4375
JOHN + LENA TALDONE Fax Number: () -
(Name)
2609 SPRINGERIDGE DR. LAS VEGAS, NV. 89134
(Address)

II. **If Moving to New Address, please list forwarding address for return of escrow:**
Phone Number: ()
(Name) Fax Number: ()
(Address)

III. **Attorney:** Phone Number: (727) 712-1400
NICK TALDONE Fax Number: ()
(Name)
FLORIDA
(Address)

Applicant

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number (845) 561-0220
STRATEGIC HOMES, LLC Fax Number: (845) 561-1919
(Name)
PO Box 522 VAILS GATE, N.Y. 12584
(Address)

V. **Property Information:**
Zone: R-4 Property Address in Question: SYCAMORE DR. BEAVER DAM LAKE
Lot Size: 100x200 Tax Map Number: Section 64 Block 4 Lots 9-10-11-12 (9.1)
a. What other zones lie within 500 feet? -
b. Is pending sale or lease subject to ZBA approval of this Application? YES
c. When was property purchased by present owner? 20+ YEARS
d. Has property been subdivided previously? NO If so, When: -
e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? -
f. Is there any outside storage at the property now or is any proposed? NO

****PLEASE NOTE:****
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Denial form you receive)

Area Variance requested from New Windsor Zoning Local Law,

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>21,790 sq. ft.</u>	<u>20,000 sq. ft.</u>	<u>1,790 sq. ft.</u>
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.		
Reqd. Rear Yd.		
Reqd. St Front*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*		
Floor Area Ration**		
Parking Area		

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE - continued

IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

GRANTING OF VARIANCE WILL ALLOW FOR A SINGLE
FAMILY DWELLING THAT WILL NOT CHANGE THE CHARACTER OF THE NEIGHBORHOOD
OR CREATE A DETRIMENT TO NEARBY PROPERTIES. THE VARIANCE IS NOT SUBSTANTIAL
AND THERE IS NO OTHER MEANS FEASIBLE TO PURSUE. THE DIFFICULTY WAS NOT
SELF-CREATED AND GRANTING THE VARIANCE WILL NOT HAVE AN ADVERSE
EFFECT OR IMPACT ON ANY CONDITIONS IN THE NEIGHBORHOOD.

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

04-10

COMPLETE THIS PAGE

XII. 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, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-
-

XIII. ATTACHMENTS REQUIRED:

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy 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 in question.
- Copies of signs with dimensions and location.
- Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
 - One in the amount of \$ 300.00 or 500.00, (escrow)
 - One in the amount of \$ 50.00 or 150.00, (application fee)
 - One in the amount of \$ 25.00, (Public Hearing List Deposit)
- Photographs of existing premises from several angles. **(IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR(4) SETS OF THE PHOTOS.)**

XIV. AFFIDAVIT.

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/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

2nd day of February 20 03

Michael Reis as agent SEE AUTHORIZATION.
 Owner's Signature (Notarized)

JENNIFER MEAD
 Notary Public, State Of New York
 No. 01ME6050024
 Qualified in Orange County
 Commission Expires 10/30/2006
[Signature]
 Signature and Stamp of Notary

MICHAEL REIS AS AGENT
 Owner's Name (Please Print)

 Applicant's Signature (If not Owner)

PLEASE NOTE:
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.

Jerry Sabini 561-0220





-----X
In the Matter of the Application of
STRATEGIC HOMES, LLC.

MEMORANDUM OF
DECISION DENYING

AREA

CASE #04-10
-----X

WHEREAS, Michael Reis, Realtor, representing Strategic Homes, LLC, owner(s) of 63-4-9.2 Sycamore Drive, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 1,790 sq. ft. Minimum Lot Area variance (R-47-C bulk tables) for a proposed single-family house on Sycamore Drive in an R-4 Zone

WHEREAS, a public hearing was held on March 22, 2004 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Michael Reis, Realtor, appeared on behalf of this Application; and

WHEREAS, there were nine spectators appearing at the public hearing; and

WHEREAS, seven persons spoke in opposition to the Application and two persons had questions; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision 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 presented by the Applicant showed that:
 - (a) The property is a vacant lot located in a neighborhood of residential properties.
 - (b) The applicant proposes to build a one family home on the lot.
 - (c) The house that is proposed to be built will be substantially larger than the existing homes in the neighborhood.

- (d) The lot consists of a combination of four (4) former lots, each former lot being 25 feet by 200 feet approximately. The lot is lightly wooded and is served by town sewer, although a well will be necessary.
- (e) The proposed home will meet all the other requirements contained in the New Windsor Town Law with the single exception of Lot Area for which this variance is being sought.
- (f) A number of neighbors expressed concern with respect to an additional well since they were unable to get inadequate water supply from the existing water table.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. If the variance is granted, an undesirable change will be produced in the character of the neighborhood and there will be a detriment to nearby properties because of the size and appearance of the proposed house is grossly disproportionate to the size and appearance of the existing homes in the neighborhood.
2. The benefits sought by the applicant can not be achieved by any other method than the granting of an area variance.
3. The requested area variance is not substantial.
4. The requested area variance will have an adverse effect or impact on the physical and environmental conditions in the neighborhood or district because it appears that it will adversely affect the water table and supply of water to adjacent properties.
5. The alleged difficulty is self-created and considering the change and adverse effect or impact should not be granted.
6. The interests of justice will not be served by allowing the granting of the requested area variance(s).

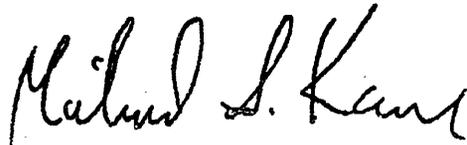
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor DENY a request for a 1,790 sq. ft. Minimum Lot Area (R-47-C bulk tables) for a proposed single-family house on Sycamore Drive in an **R-4 Zone** as sought by the Applicant in accordance with plans filed with 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/or Building Inspector and Applicant.

Dated: March 22, 2004

A handwritten signature in black ink, appearing to read "Michael S. Kunt". The signature is written in a cursive style with a horizontal line underneath it.

Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

OFFICE OF THE ZONING BOARD OF APPEALS

June 16, 2004

Strategic Homes
P.O. Box 522
Vails Gate, NY 12584

SUBJECT: REQUEST FOR VARIANCE #04-10

Dear Sir:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: JUNE 10, 2004
SUBJECT: REFUND ESCROW

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 81.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #04-10

NAME & ADDRESS:

**STRATEGIC HOMES, LLC.
P.O. BOX 522
VAILS GATE, NY 12584**

THANK YOU,

MYRA

L.R.06-10-04



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #04-10 TYPE:AREA

APPLICANT Name & Address:

**Strategic Homes
P.O. Box 522
Vails Gate, NY 12584**

TELEPHONE: 561-0220

RESIDENTIAL:	\$ 50.00	CHECK # <u>1709</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 1710

Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> <u>\$5.50 / PAGE</u>	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	<u>3</u> PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	___ PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>24</u> PAGES	\$ <u>132.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	___ PAGES	\$ _____	\$ _____
	TOTAL:	\$ <u>148.50</u>	\$ <u>70.00</u>

Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω Ω

ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 218.50

AMOUNT DUE: \$

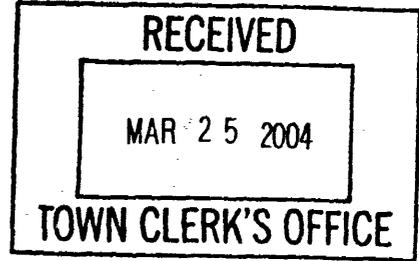
REFUND DUE: \$ 81.50

TOWN OF NEW WINDSOR

cc: M. Mason



TOWN CLERK'S OFFICE
555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4611
Fax: (845) 563-4670



REQUEST FOR PUBLIC RECORDS

(Please specify or describe item (s) requested)

Copy of application for a variance
and new construction on property
Dr. New Windsor NY

Date Records Requested:

3-25-04

Name:

Wanda M. Dreyer

Address:

18 Veronica Ave

New Windsor NY

Phone:

(518) 4834

Representing:

me

Documents may not be taken from this office.



RESULTS OF Z.B.A. MEETING OF: March 22, 2004

PROJECT: Strategic Homes

ZBA # 04-10
P.B.#



USE VARIANCE: NEED: EAF PROXY

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____ CARRIED: Y _____ N _____
REIS _____
MINUTA _____
KANE _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
RIVERA _____
MCDONALD _____
REIS _____ CARRIED: Y _____ N _____
MINUTA _____
KANE _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) R.V. S) M.M. VOTE: A 1 N 2.

RIVERA N
~~MCDONALD~~ _____
~~REIS~~ _____
MINUTA N
KANE Y
CARRIED: Y _____ N



Need proxy - Strategic + M. Reis
If they want to vote next meeting
If they get more info - when they are ready



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

WHAT IS NEXT.....

The Zoning Board has just voted to grant your "Request for Variance". The Building Department will contact you within a few days to discuss how to finalize your Building Permit Application.

Within the next few weeks and/or when all charges are received, you will be receiving the balance remaining in your escrow account that was posted upon application to the Zoning Board. You will also be receiving a copy of the "Formal Decision" for this application for your files.

IF YOU HAVE CHANGED YOUR ADDRESS SINCE APPLICATION WAS SUBMITTED, PLEASE NOTIFY THE ZONING BOARD SECRETARY AT THE ABOVE TELEPHONE NUMBER SO THAT YOUR FORMAL DECISION AND ESCROW BALANCE CAN BE SENT TO YOU WITHOUT DELAY.

If you have any questions with regard to the above, please feel free to contact me.

Thank you,

Myra Mason,
Secretary to the ZBA

STRATEGIC HOMES, LLC #04-10

Mr. Michael Reis appeared before the board for this proposal.

MR. KANE: Request for 1,790 sq. Ft. minimum lot area for a proposed single-family house on Sycamore Drive in an R-4 zone.

MR. KANE: I assume you're going to recuse yourself from voting on this?

MR. REIS: Yes. Back in August, the owner of the property, a John and Linda Taldone called our office to help them sell their property located on Sycamore Drive, it's a wooded lot, there are 4 lots each 25 foot by approximately 200 foot that are being combined to make 100 by 200 foot lot which is approximately 1,790 square foot short of a buildable lot. It has sewer, it's lightly wooded and the purpose of this is to build a single family dwelling. There's Town sewer, drilled well will be required and that's what the application is for. They have asked me to accomplish this variance for them, that's why I'm here.

MR. KANE: So they purchased the four, three other sections to make one area?

MR. REIS: They've owned the four lots for probably over 35 years.

MR. KANE: They combined them to make one lot?

MR. REIS: Correct.

MR. KANE: Do they own any property on either side?

MR. REIS: We spoke with one of those sellers and they had no interest in buying those properties.

MR. KANE: Mike, how long ago did they combine the property?

MR. REIS: These were bought together and how long have they been single, Mike, I don't know the answer to that question, I mean, they're contiguous lots so--

MR. KANE: They've owned them all at the same time?

MR. REIS: Yes.

MR. RIVERA: If I may for the record, although I'm affiliated with the Reis Agency, I am in no way involved with this transaction, I can make a decision on this.

MR. KANE: Thank you for that. Joe, any questions?

MR. MINUTA: No.

MR. KANE: Do we have any specs for what size house?

MR. REIS: Going to be approximately 2,500 square feet, approximately 48 x 26, that's approximate, Mike.

MR. BABCOCK: We have a set of plans, building plans.

MR. KANE: Is that going to be similar to other homes that are currently in the neighborhood?

MR. REIS: Probably a little bit larger, it will definitely I think it will definitely.

MR. KANE: Just going to ask you, until we open it up to the public, thank you.

MR. REIS: It will be a beautiful colonial with an attached two car garage that will enhance the neighborhood, it will not take away from the neighborhood in any way.

MR. MINUTA: So this house is not similar to the other houses in the neighborhood?

MR. REIS: For the most part, it's bigger, there are other homes in the area that are comparable in size but this is, in the immediate area, it's probably bigger than most, I just want to make sure that all you folks are aware there's another request for a variance coming aboard that's on Chestnut, this is not that property, this is on Sycamore.

MR. MINUTA: The proposal will meet all the existing setback requirements?

MR. REIS: Yes.

MR. MINUTA: And all other zoning requirements, the only one we're looking for is the area?

MR. REIS: Lot size, right, which is minimal, it's only 1,700 square feet.

MR. KANE: Not substantial. I think best interest right here at this point is probably to open it up to the public and listen to what you all have to say. So I will ask you, ask you just to, as you want to speak, stand up, please state your name and your address and say what you have to say.

MS. DREYER: My name is Tamara Dreyer, I live at 336 Sycamore. That property is adjacent to mine, my house is 945 square feet, it's not comparable to other houses in this neighborhood, not even close. If it's not a legal building lot, I don't want a house on it, just don't, it's nice to have a wooded area right there.

MR. QUARTUCCIO: Jim Quartuccio, 340 Chestnut Avenue, can you explain to me the four lots put together how that worked, what was that all about?

MR. KANE: Best is to show it to you, if you want to step up. Off the record.

(Discussion was held off the record)

MR. KANE: To answer that question right now, I had asked Michael before the approximate size of the house is 48 wide by 26 deep, it's 100 foot wide property which means that they're going to have approximately what, 26 feet on each side of the house?

MR. BABCOCK: Well, there's a garage too, Mike.

MR. KANE: Can you give them the side yard?

MR. BABCOCK: Well, they're allowed to go 15 feet, that's the law.

MR. KANE: And they're not going to be, they're not looking for any side yard.

MR. BABCOCK: They're not looking for side yard but I'm going to say they're going to be close to 15 with the house 48 and a garage that's 24.

MR. KANE: It's not going to be close, it's going to be within legal limits, they're not here for any variances on the side. Anybody else have anything they want to say?

MRS. QUARTUCCIO: Regarding the water in the areas for the wells, water pressure there is horrible as it is, Debra Quartuccio, we live right behind, 340 Chestnut Avenue, we live, our property runs up behind his property, middle of her property and right behind that property. And our concern is our well because we have all had problems there. If we had Town water there, I don't know if I'd be concerned. My biggest concern

would would be that beast of a house, that is a beast of a house in our neighborhood, okay, it's not like it's a subdivision that you're putting all those homes in and it's going to be towering over her house and it's going to be towering over his house too because he has split level and I have a bi-level, it's just going to be a big eyesore in the back of my yard. But my concern is the well problem cause we've all had well problems there, that big nasty truck on everybody's lawn, so if the zoning law is already there stating that you can't, you have to have a certain minimum square foot on the property, isn't it there to protect us people who are already there?

MR. KANE: And this board is here as a board of appeals to protect the people that need a variance from said laws which is correct. You also have people that own that property are trying to do the right thing by putting it altogether and I'm neither for or against this right now, but they pay taxes on that property just as you for yourself and they have a right for use of that. This is not an overwhelmingly request that they have, that's what the idea of the board of appeals is is to come in and find relief for small situational problems.

MRS. QUARTUCCIO: I tell you if I knew a little bitty piece of property would have been for sale, we all would have bought that property and nobody would be, it's all for profitability though.

MR. KANE: Everything is, ma'am.

MRS. QUARTUCCIO: And there was four people who owned it so how big have those taxes been?

MR. KANE: It doesn't matter, you have a right to the use of your property.

MS. QUARTUCCIO: My thing is I think that if the laws

already state that you can't have a, you can't do that, then I think it should be upheld.

MR. KASELLO: I live at 344 Chestnut Avenue. When we moved in, we have our place on Chestnut Avenue, our static water level at that time was about 12 or 14 years ago was at about 100 feet, we're down to 160 foot static level now so it's 60 foot down on the water level. So it's a little problem. And there's a lot of people in the area who had wells that had to be redone over and over and over again in the Beaver Dam area, Mike would know all about too. So I think we had people in the back, they were going to build homes in back of us, lot of homes and basically the same thing came up with the water and they realized it's a problem, you put in a lot of homes, since we're down 60 foot statically, that's pretty bad. Once you get lower than that, you're going to have water then what, unless you want to put water in.

MR. GORGLIONE: Richard Gorglione, 331 Sycamore, right across the street. When they put the houses in, my well didn't go down, mine was down 500 feet to put the well in. And why is it such a monstrous house on that acreage on that lot, I mean, if you had something more confined like she said, I only got a split, she's got a tiny house, the guy next to him is tiny, now you're putting this mansion in a sand box.

MR. KANE: Relatively, the 2,500 square feet is not that much bigger, in your neighborhood probably yes but if you look at all other homes that are being built in the area, Butterhill, they all run in and around 2,200 square foot area, it's pretty standard out there. Right now, in your neighborhood, yes, it probably looks very big, okay, but I'm just saying size wise out there in relationship to everything else that's being built it's right there. I'm not saying--

MR. GORGLIONE: So out of place you're putting a

mansion and then--

MR. BABCOCK: Mr. Chairman, just to correct something before, the house and garage is 60 foot long in total.

MR. KANE: House and garage is 60 foot long?

MR. BABCOCK: So 20 on each side.

MR. KANE: Fifteen is the required.

MR. BABCOCK: He can go 15 and 30 but I'm sure he's going to have--

MS. COROZZA: I'm on Chestnut Avenue and I'm probably behind this somewhere, Emily Corozza, 314 Chestnut Avenue, three years ago six of us three people across the street three houses across the street, my house, house behind them, the house on the corner, our wells went dry within one week and prior to that the house next door to me on the other side of my garage they went dry about two years before that, this is six people who lost their water. It cost me \$11,000 altogether to put in a new well, because it was icy, they couldn't reach the old well, I had to put in a brand new one and it's on the other side of the garage, I think that property is probably behind there somewhere, that's a lot of money to spend on this and six people had to dig their wells very deep. The one across the street she dug hers deeper, she got a very small amount of water and had to pay \$6,000, I don't know what the rest of them paid, that's a lot of wells going dry and that's a good reason.

MR. MINUTA: Ma'am, could you please restate the reason as to why they went dry, why you believe they went dry?

MS. COROZZA: The aquifer goes down because there's so many houses close together if they had more land, I don't think it would happen.

MR. KANE: If you're talking in the back, we can't hear what this young lady's saying before we have to repeat comments, I'm really going to ask you just to keep your comments in one shot and we go on. We have a lot of people here.

MR. AUDIE SOTO: Audie Soto, 330 Sycamore Drive. I'm the new kid on the block but I have been up here for five years, I came from the City. One of the things I want to voice about my well water as well I understand they have a concern, they have been here longer than I have and if they say they have problems then chances are I'm going to have a problem. One of the things I wanted to ask I'd like to ask like in the event that this does start, this does get approved, what would be a start date of the ground breaking if it does get approved?

MR. REIS: Probably within 30 to 45 days.

MR. SOTO: Of this month.

MR. REIS: If that's approved within 30 to 45 days.

MR. SOTO: And just is there enough, pretty much is there enough property for this house to actually have a back yard? I mean, I live near, I mean right alongside and it's not a big piece of property.

MR. KANE: They haven't requested any offsets for the building of the house except for the total square footage of the property, that's it, other than that, everything else would fall, if the property was just a little bit deeper, forget wider, if it was another 20 feet deeper or so they wouldn't even have to be here for anything and they can just go ahead and build. So it is just is square area, they're not requesting any offsets whatsoever, they're legal every other way except for the total amount and that's not really a lot

from what we've seen but just answers your question.

MR. SOTO: Just a history of the builders, are they reputable builders?

MR. REIS: He's built many homes in the immediate area anywhere from low 300s up to the high 500s and 600s, he's very competent, very, very trustworthy, good people to deal with. Again, this particular lot is the same and sometimes larger than all the other lots in the area.

MR. SOTO: I think that the concern is the size of the house and the well water, those are the two things that we're seeing within my neighbors and me. And just another question if it was possible to get a copy of that map that you had there if--

MR. REIS: Do you have extra maps?

MR. KANE: We can make a copy.

MR. SOTO: That's all I have to say.

MR. MINUTA: Mike, with regard to the size of the house, they meet all of the requirements as far as size of the property, correct?

MR. BABCOCK: Yes.

MR. MINUTA: So anyone who had this size lot can put up a house equal to this size?

MR. BABCOCK: Yes.

MS. ARENA: My name is Debbie Arena, 354 Chestnut Avenue and my concern is the well because I have already had to dig deeper for my well twice.

MR. KANE: Twice over how many years?

MS. ARENA: I've been there 18 years so it seems to me that every time we put in like three or four more houses in that small area in Beaver Dam Lake, our well pressure goes lower and that's my concern because I don't have \$11,000 extra to go dig a deeper well. I have already done it twice. I have dug deeper, I didn't have to do a whole new well, just had to go deeper. So with the houses keep coming in the area we're all losing water pressure and we're all losing water, you can't sell your house, you don't, nobody's going to want to move into the neighborhood if you don't have water. So what's the Town thinking of protecting us existing residents with the water levels going down with the new homes coming in, the size of the house. He has a right to build, he owns the property, my concern is losing water and what the Town would do to protect us from keep going dry.

MR. KANE: Thank you.

MS. DREYER: Tamara Dreyer again for the record and for the record, I want to say I do believe this is a conflict of interest having one of your board members represent a variance. That's number one.

MR. KANE: You can put that on the record, it's part of his regular job like anything else, he works for a realtor and that's his job and it comes up.

MS. DREYER: But he also sits on this board, so I do believe it's a conflict of interest. I wanted it on the record.

MR. KANE: So you believe that the three board members sitting up here wouldn't, could not vote fairly on this with another board member?

MS. DREYER: I don't know you all that well to say that, I just want to put it on the record. I have

another question, the rock wall going through the property, what's going to happen to that? There's a rock wall that goes diagonal through that property.

MR. BABCOCK: Well, they're going, they're going to have to remove part of it.

MR. REIS: The house is going to be about here, I would say so probably possibly part of this wall will be taken out of here.

MS. DREYER: You're not going to take all of it out?

MR. BABCOCK: The thing is if they sell it to anybody to be very honest, they sell it to you and you decide to move the rock wall, you can do that.

MS. DREYER: I understand, I'm just asking what's happening, we all like it, it's all part of the fixture in the neighborhood.

MR. REIS: I want desperately to be honest with you, desperately, and yes, if this closes as a broker we're going to get paid for our services, okay, this is not going to change my life. I think this, if it goes through, I think it will enhance your property, it will not deter or take away from your property. I'm just a salesperson here trying to help the people in the southwest sell their property, okay, so if it goes through, good, if it doesn't, we tried. Okay? So what happens to this wall, I can't stand here, I can't tell you but he is going to be putting the house approximately in this area and more than likely this is probably going to be in the way of some of the machinery and he probably will be removing some of it, how much of it, I don't know. I doubt very much it will be back here and I doubt if it will be up in this front end over here.

MS. DREYER: I'm right there and as far as I know, my

property goes on that diagonal, I don't know how good of a survey that is, my property says I'm on a diagonal so--

MR. REIS: We have to assume the survey's accurate.

MS. DREYER: I just bought less than a year ago.

MR. BABCOCK: It is, the road is, well, the road is this way, see it?

MS. DREYER: Now I understand.

MR. BABCOCK: So it makes it--

MS. DREYER: And the wooded lot, are they taking down all the trees?

MR. REIS: Take down as few trees as necessary to be able to build the house.

MS. DREYER: If this does go through--

MR. REIS: Where the driveway and the footprint of the house is going to be, he's going to try to keep as much trees there as possible.

MS. DREYER: I have a concern because a lot of the trees that abut our property line are hanging directly over my house and I would like them gone, if this goes through, I was going to take them down myself, not knowing this was coming up, they're going to, if they fall, they're taking out my whole property, my house is gone.

MR. REIS: Ma'am, I can't really control that, you understand that.

MS. DREYER: I thought that's what we were here for was for all of this.

MR. KANE: We're here for a variance for square footage for building a house. If they decide not to build a house and go in and take all the stuff down, they have the right to without any question whatsoever, so it's nothing that's under our control.

MS. DREYER: Okay.

MR. KANE: At least as far as that portion of it.

MRS. QUARTUCCIO: Deborah Quartuccio, 340 Chestnut Avenue. Are they touching the back stone wall cause that's my property?

MR. REIS: Not to my knowledge.

MRS. QUARTUCCIO: And my well is at 320 feet already and I have well problems now, we have sunk two, what are they called, pumps, two pumps already and we have lived there 12 years and we have had Congelossi out a couple times already. So I just wanted that out there too.

MR. KANE: Okay, any other comments or questions? Okay, we'll close the public portion of the hearing and ask Myra how many mailings.

MS. MASON: On the 9th day of March, I mailed out 31 envelopes containing the notice of public hearing and I had no responses.

MR. KANE: Sir, can I ask you a question? How long have you lived there? Who's lived there the longest? How many homes are in that area?

MR. GORGLIONE: 331 Sycamore, I'm directly across the street from this house that's being built.

MR. KANE: Approximately, how many homes?

MRS. GORGLIONE: On a given block on our block on Sycamore I would say there's 7 up into New Windsor and 6 on the other side.

MR. KANE: Thank you.

MRS. GORGLIONE: I wanted to ask what the actual size of the house was?

MR. KANE: 48 by including the garage 60.

MR. REIS: Sixty feet long.

MR. BABCOCK: Thirty by sixty.

MR. KANE: That will cover the garage.

MR. BABCOCK: There's some jigs and jogs there, the garage is actually 24 instead of 30.

MRS. GORGLIONE: And that still leaves the amount of space that's required on either side?

MR. KANE: Yes, ma'am.

MR. MINUTA: I think the residents raise a valid point with the well, however, with this particular piece of property, if it was their piece of property, they'd want the ability to build on it. Well is not an issue that we by this board can control, that's just a fact of nature and science. What retribution is there maybe for that I don't know either. I do recognize the concern for this but I do not have an answer at this time to say yeah or nay whether the well should be the deciding factor on this.

MR. RIVERA: I just wanted to point out does Strategic Homes, have they looked into the well water situation in that particular area?

MR. REIS: I really don't know. Each well that's dug there might be a well for 200 feet, there might be a well for 600 feet and he's probably going to be somewhere between that.

MR. KANE: Mike, do you have any information on you said the approximate size on those plans was 60 x 30 on the home itself?

MR. BABCOCK: Yeah.

MR. REIS: Right.

MR. BABCOCK: The home is actually 30 x 38 and the garage is 22 x 24, so the entire length is 60 feet and the widest part is 30, the narrowest part is 24.

MR. KANE: Can I see that, Mike?

MR. BABCOCK: Absolutely.

MR. MINUTA: How many bedrooms?

MR. REIS: Four bedrooms.

MR. KANE: Mike, our question to you is that most of us that you know we always feel people have a right to use their property and we need to weigh that with the neighbors that are in that area for their well-being and the use of the water going right in there so I'm going to at this point ask you is this something that you want us to table a vote on so that you can present some information or the owners of that property? Can a well study for that particular property to build on it be done and its affect on that neighborhood and bring it back here or would you prefer that the board just vote on the facts as presented tonight?

MR. REIS: I need help here, I don't know.

MR. KANE: Well, my question would be then is that you would go and ask the owners if they want to get involved in any kind of, to get some information so that would answer these people's questions out here as to what that building a home on that particular property would do with the understanding that anybody else could come in with a smaller house and you have no say whatsoever, doesn't matter, so at least if they're in here, it's something that you have a say.

MR. KRIEGER: You'll have to contact his principles so you might want to table it cause he can't answer that question right now.

MR. KANE: That's my point, we would table the vote and to bring it back here in two weeks for our next meeting, give you enough time to call your people and if they decide that's nothing and they just want us to go, we'll take a vote at that time and it will be the next meeting, if it's a no, we'll take you definitely at the next meeting, if it's something that they want the information, we'll table it until you present it and then we'll put it back out to the public, as far as notifying that that will be coming up for a vote.

MR. REIS: What do you think would give you, what information specifically do you think that the board would need?

MR. KANE: If they can talk to somebody that has enough knowledge to take a look at that property and find out what kind of use another well on that particular area, what kind of impact another well on that area will have on that particular neighborhood.

MR. REIS: It seems to me that I that and believe me I have the same concerns I'm not living there but I understand your concerns, okay, but we have had similar and I understand that each variance requested does not

set a precedent for another but trying to isolate each issue here now we have a 1,700, 1,790 square foot lot area that we're looking for and to hold the property hostage because of a well situation that may or may not occur, all right, I mean, we talked about 13 homes in that immediate area, there's, I've heard the same thing from the way crow flies a mile away the same issues, okay, and we have put up in the Town of New Windsor we put up a 6 lot cul-de-sac behind this on Rico, we put up an 8 or 9 lot subdivision off of Chestnut on the other side, this is one lot, one lot with a very, very small requirement that we're looking for and I don't quite understand the lot, I understand it, but I don't get the logic of why we're, the lady's comment about me having a conflict.

MR. KANE: Well, we won't even go there, I have the utmost faith and everybody on this board voting we have done it before.

MR. REIS: I'm just a messenger here, that's all I'm doing. I don't know if we can produce anything to guarantee anybody anything.

MR. KANE: You want just the time to talk to the homeowners till the next meeting?

MR. REIS: Talking about the property owners?

MR. KANE: Yes, your clients, just inform them one way or the other on what's going on in this particular meeting and give them a chance to make a decision one way or the other.

MR. REIS: A decision?

MR. KANE: To see if there's somebody with the expertise to look into the water or just say no, we want to put it in front of the board the way it is.

MR. REIS: Michael, can I ask you a question?

MR. BABCOCK: Sure.

MR. REIS: Have you ever had a situation where this type of a situation came up where we had to, not we, but the property owner had to submit?

MR. BABCOCK: It's very difficult, it's very difficult, the well drillers, I live in that area myself, and I have problems with my well, I don't know anybody that really doesn't, you know, I'm saying there's probably people out there that doesn't have a water problem but when I talk to the well driller myself, they tell you they've got an idea, they have drilled wells in the area, this is what happens and they might have to go deeper and but there's no guarantees, there's nothing and they can put a well deeper at my house and anybody could lose his well. There's very little out there and there's very few people that will give you any information that's binding them at all and we have gone through with the planning board, I have been at planning board meetings where there's been subdivisions and they have asked people to do and there's a, there's companies out there that will look at areas and tell you what you should do and how you should do it and whatever but--

MR. KANE: But they sign off, there's no guarantees one way or the other.

MR. BABCOCK: I'm sure this property owner, I don't know whether he lives in Beaver Dam or not, the property owner's not going to have any idea himself personally.

MR. REIS: He lives in Las Vegas.

MR. BABCOCK: If he ever lived in Beaver Dam, that's the problem.

MR. REIS: I'd like to try to isolate and capsulize this whole situation and I understand your emotion and I understand that you'd like to protect your interests in your property and if I were living next door to you I would possibly probably feel the same way. We've got a lot that's this much smaller than it's supposed to be to build on in the past and again, we don't set precedents here, each variance that's given, it's given on its own merit, we have given variances for lots that are half as big that they should be this again it's a minimum variance in the scale of variances.

MR. KANE: To me, it's not the house size, it's the water that's in there, I'm sorry, but 2,500 square feet is not a big house nowadays, just isn't. Water is the problem, water is the issue that we're getting from you guys and that's the main issue right here.

MR. REIS: I'd like to accommodate everybody, all right, I'm just a salesman here, I cannot accommodate what you need, I cannot fill your well, I don't want any of that, you understand that, I can't do any of that, I don't want to hurt anybody here. I'm very sensitive to your needs. I'm a very caring individual. The fact of the matter is is that it's a very small variance and there's nobody in this great earth that's going to say that if we dig another well whether it be 2 or 4 or 900 feet that it's not going or it's going to affect anybody else, it's an unknown, it's an unknown, to postpone this just to give the people, if I say let's postpone it and take a week or two to the next meeting, I make two phone calls, we've got a lot of neighbor resistance because of the wells, what are they supposed to do, what can they? Do you know what they can do? There's nothing they can do. There's nothing that they can do on Chestnut or Sycamore, there's nothing that they can do to protect anybody's interest whether it be Chestnut or Sycamore or Cherry or Alder or any of the streets, there's three miles of streets

in Beaver Dam Lake or five miles.

MR. KANE: How many bathrooms are in the house?

MR. REIS: Two and a half, I believe.

MR. KANE: Possibility to cut down to one and a half?

MR. REIS: To answer your question, certainly it's a possibility, I would not recommend it for the size house that he wants to do there.

MR. KANE: There's a laundry area?

MR. REIS: Yes, just a washer and dryer facility. I don't have a problem to open up to answer questions if she's got something different to say.

MR. KANE: Very short one question each. Sir?

MR. SOTO: Just wanted to state a question was more for the gentleman that's sitting there, I understand that it is the well water is not an issue I guess in this area but given the fact that the history with the well water amongst the neighbors that they have had and seeing that we have such a great concern over it, I mean surely that's got to be some importance to this, to what we have to say. That's all I have to say.

*

MR. DREYER: Just want to know if that property is transferred already?

MR. REIS: No.

MR. KASELLO: That's me, I'm exactly, that's, mine went from 100 down to 160 static.

MR. KANE: That's what you've said previously. I remember that.

MR. KASELLO: Right now when that happened was when they built five homes in the back of us and they were going to build many more, but it was knocked down to five and even with those five homes I've noticed that the water level is down.

MR. GORGLIONE: I'm right across the street, you have lot smaller homes than this monster that I see that was drawn, it's not, it's not in place in this neighborhood, I'm telling you it's not in place in the, in this neighborhood.

MR. KANE: You're starting to start repeat and I don't want to do that, this is for something new now, I'm being very lenient in opening it up.

MS. DREYER: What size house can legally be put on that property without a variance?

MR. MINUTA: This house can be put, he's going for a variance for lot area, okay, the lot area is the size of your property itself, he's 1,790 feet short on that which is very insignificant when you look at the property as an overall scope, it may be the difference of your driveway, okay, you're looking at 1,700 square feet so that's basically what, 20 by 100, right?

MS. DREYER: I'm not understanding this, maybe I need to ask my question a different way. This is not a legal building lot then?

MR. BABCOCK: Let me just say in Beaver Dam, if you have a lot that's 50 foot wide and 100 feet long which is 5,000 square feet and you have Beaver Dam Lake water and sewer, you can build a house on it, the community water, so I'm just saying 5,000 square foot is a buildable lot, this one is 21,000.

MR. MINUTA: Is there an anticipation, I'm not going to hold you to a date, but is there an anticipation of

Town water going out to this area?

MR. BABCOCK: I would say no, it's just too far, Joe.

MR. KANE: Anything new?

MR. GORGLIONE: That's what is causing our wells to go dry. When I bought my property, you had to have an acre, then half acre, now it's down to 500 by 100 so yes, we all bought property and we all want houses which is fine, but the problem is since we're all on wells and there's no hope in getting Town water there, this is why we keep going dry and there's nothing to protect us.

MR. KANE: Is there anything new? Thank you.

MR. BABCOCK: I have one thing on the bathroom count, there's two bathrooms in this house, one main bathroom and one in the master bedroom so could be considered a bath and a half.

MR. KANE: Okay, Joe, any other questions?

MR. MINUTA: No.

MR. RIVERA: No.

MR. KANE: Mike, you want to just go forward with it this evening or you want take a chance just to talk to your clients?

MR. REIS: I think a postponement will just delay a vote that's got to be taken. I know the emotion here is strong and I know you guys want to do the right thing, I don't know that two weeks there now anything can be different, I don't know what I can provide to change the emotion here.

MR. KANE: Understood.

MR. REIS: Do you have any suggestions, Mike?

MR. BABCOCK: No, there's nobody out there that's going to tell you if you drill another well it's going to either help or hurt. I've heard stories from the well drillers when they drill other wells that it actually creates more water if they hit your vein and somebody else's vein, there's so many, it's just, it's an unknown, it really is.

MR. REIS: As far as I'm concerned, we have to do what we have to do.

MR. KANE: I'll listen to a motion if anybody wants to make it.

MR. RIVERA: Accept a motion?

MR. KANE: Yes.

MR. RIVERA: That we grant the Strategic Homes requested 1,790 square foot minimum lot area for proposed single-family house on Sycamore Drive in an R-4 zone.

MR. MINUTA: Second it.

ROLL CALL

MR. RIVERA	NO
MR. MINUTA	NO
MR. KANE	AYE

MR. KANE: I'll take a motion to adjourn.

MR. RIVERA: So moved.

MR. MINUTA: Second it.

March 22, 2004

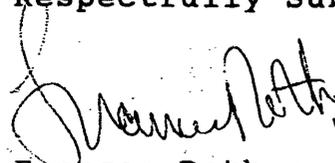
53

ROLL CALL

MR. RIVERA
MR. REIS
MR. MINUTA
MR. KANE

AYE
AYE
AYE
AYE

Respectfully Submitted By:


Frances Roth
Stenographer 4/14/04

TOWN OF NEW WINDSOR ZONING BOARD
PUBLIC HEARING FOR:

Strategic Homes

DATE: 3-22-04

SIGN-IN SHEET

	NAME	ADDRESS
1.	Tamara L. Dreifer	336 Sycamore Dr. New Windsor
2.	Debra Quartuccio	340 Chestnut Ave. New Windsor
3.	James Quartuccio	340 Chestnut Ave " "
4.	AUDIE SOTO	350 SYCAMORE DR " "
5.	RICHARD GORGLIONE	331 SYCAMORE NEW WINDSOR
6.	GAIL GORGLIONE	331 SYCAMORE NEW WINDSOR
7.	Camille Grogan	314 - Chestnut Ave. NW
8.	Debra Quinn	354 Chestnut Ave New Windsor
9.	Dorothy Kasello	344 Chestnut Ave NW
10.	EUGENE KASELU	" " "
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

PUBLIC HEARING NOTICE
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. 04-10

Request of STRATEGIC HOMES, LLC.

for a VARIANCE of the Zoning Local Law to Permit:

Request for 1,790 sq. ft. Minimum Lot Area for a proposed single-family house

being a VARIANCE of Section (R-47-C bulk tables)

for property located at: on Sycamore Drive in an R-4 Zone

known and designated as tax map Section 63 Block 4 Lot 9.2

PUBLIC HEARING will take place on March 22nd, 2004
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.



Michael Kane, Chairman