

ZB# 01-69

David O'Keefe

77-5-14

Incl. in.

Dec. 17, 2001.

Public Hearing:

Jan. 14, 2002

approved

Refund \$176.00

#01-69-0' Keefe, David

Area 77-5-14

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: O'Keefe / Mt. Airy Estates

FILE# 01-69

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

*paid 12/28/01
ck. # 1149*

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

*paid 12/28/01
1150*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 12/17/01 - 4 \$ 18.00
2ND PRELIMINARY- PER PAGE \$
3RD PRELIMINARY- PER PAGE \$
PUBLIC HEARING - PER PAGE 1/14/02 - 8 \$ 36.00
PUBLIC HEARING (CONT'D) PER PAGE \$
TOTAL \$ 54.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 12/17/01 \$ 35.00
2ND PRELIM. \$
3RD PRELIM. \$
PUBLIC HEARING. 1/14/02 \$ 35.00
PUBLIC HEARING (CONT'D) \$
TOTAL \$ 70.00

MISC. CHARGES:

..... \$
TOTAL \$ 124.00

LESS ESCROW DEPOSIT \$ 300.00
(ADDL. CHARGES DUE) \$
REFUND DUE TO APPLICANT .. \$ 176.00



DEE A. O'KEEFE
DAVID G. O'KEEFE
19 SHELDON DR.
CORNWALL, NY 12518

50-235612
219
6801826863

1150

~~DATE~~ 12/28/94

Pay to the order of

John of New Windsor \$ *300.00*
Three hundred & no cents - ~~THREE~~ Security Features on Back

THE
BANK OF
NEW
YORK
Broadway & Quaker Avenue
Cornwall, NY 12518

~~ACCOUNT~~ ZBA #01-69

⑆021902352⑆ ⑆6801826863⑆ 1150

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ANTIQUE

ZBA # 01-69

eee

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

RECEIPT
#1181-2001

12/28/2001

O'Keefe, Dee and David

Received \$ 50.00 for Zoning Board Fees, on 12/28/2001. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



DEE A. O'KEEFE
DAVID G. O'KEEFE
19 SHELDON DR.
CORNWALL, NY 12518

50-235612
219
6801826863

1149

12/28/01

Pay to the order of

Sam New Windsor

\$ 50⁰⁰

Trust + no costs -

THE BANK OF
NEW YORK
Broadway & Quaker Avenue
Cornwall, NY 12518

David G. O'Keefe

BA # 01-89

⑆021902352⑆ ⑆6801826863⑆ 1149

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ANTICOR

Date

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth DR.
1000 Gerry Lane
New Windsor, N.Y. 12550

DATE		CLAIMED	ALLOWED
1/14/02	Zoning Board NY	75.00	
	Misc - 3		
	Fidanza - 6		
	Foley - 4		
	Pessi - 4		
	Dean - 1		
	Locurto - 3		
	Gilbert - 8	144.00	
	32		
		219.00	

O'KEEFE, DAVID

MR. TORLEY: Request for ~~X~~⁷ ft. side yard and 7 ft. rear yard variances for proposed above-ground pool, plus ~~X~~⁴ ft. rear yard variance for proposed deck at 2101 Patriot Court in an R-3 zone.

Mr. David O'Keefe appeared before the board for this proposal.

MR. TORLEY: Is there anyone in the audience who wishes to speak on this matter? We're asking for your name and address so we can have it properly in the record.

MR. O'KEEFE: Yeah, I have the first thing was the deck was 4 x 8 deck that the builder had put on and we discussed it at the preliminary hearing that they had taken it off the day of the closing inspection, the day before occupancy and the building inspector asked them to take it off because it was a couple feet into the setback rule, so I was asking for a variance where they could and I have an agreement with the builder if I get the variance, he'll put the 4 x 8 deck back on.

MR. TORLEY: And the pool?

MR. O'KEEFE: And the pool is, I chose a spot where I thought was best for the, first of all, for the neighborhood, it would be behind the structure, it would be a most private spot in the property. The other side of the house is the side facing the intersection which I think we discussed which when you consider that two front yards, it moves the pool to the side where it's not directly behind my house or the house right behind me, so if they put a patio on, the pool wouldn't be right on top of them. And to the other side, it's 26 feet to my next neighbor and it's more than that to the neighbor behind him which is catty-corner, so I think that leaves a good buffer between those houses also.

MS. CORSETTI: We did send out 17 notices to adjacent property owners on December 28.

MR. TORLEY: Gentlemen, questions at this time?

MR. KANE: What was the deck size again?

MR. O'KEEFE: It's roughly 4 x 8, I put down 4 x 8 but actually, I think if you measured it, it would be maybe 3 1/2 x 8.

MR. KANE: So it's no an extremely large deck.

MR. O'KEEFE: It's just a turnaround, you can come out.

MR. KRIEGER: It's consistent with sizes of the other decks in the neighborhood?

MR. O'KEEFE: It's the same size deck as all the other neighbors have.

MR. KANE: Do you have a door leading out to where the deck is supposed to be?

MR. O'KEEFE: Sliders.

MR. KANE: Without the deck, it would be a considerable safety hazard?

MR. O'KEEFE: Which it is now because they have steps directly down off the header so when you step out from the sliders now, you take one step directly down, I have pictures here, yeah, I have a picture if you'd like to see it.

MR. KANE: In putting up the pool, Dave, and the deck, are you going to create any water hazards or runoffs?

MR. O'KEEFE: No.

MR. KANE: Cutting any trees down to do this?

MR. O'KEEFE: No, there's no trees there.

MR. KANE: Other houses in the neighborhood have decks on the back of their house and pools?

MR. O'KEEFE: They have the exact deck that I am looking at.

MR. TORLEY: Probably the same problem, too.

MR. O'KEEFE: You know what's interesting, though, they just went into Reserve, that new street, there's a street down in the back which has I thought the same setbacks, but they occupied and kept the decks so it must be more than my setback, so I don't know if they'll all be in here.

MR. BABCOCK: The lots get deeper, if they're deeper, the setbacks are always the same, the lots are deeper, some of them are deeper than others, different shapes.

MR. O'KEEFE: So I did notice.

MR. BABCOCK: I'm not the guy that sat there doing those inspections so I'm not sure but that sometimes is the way.

MR. O'KEEFE: This one, my house goes to the corner here and our house, my house and this house had to take it off, so I think we got pinched because the front setback had been 25, so I think I'm just theorizing.

MR. TORLEY: The house next to you.

MR. BABCOCK: They have two front yards, so it pushes the house back.

MR. O'KEEFE: But the model is, is it correct that the model is in for a variance also?

MR. BABCOCK: Not as yet but they're talking about that.

MR. KRIEGER: It's not built over the top of any well or septic system?

MR. O'KEEFE: No, not that I'm aware of.

MR. KRIEGER: Either the deck or pool?

MR. BABCOCK: That's town water and town sewer there.

MR. KRIEGER: Then it's not built over the top of any water or sewer easement lines?

MR. O'KEEFE: No, not on this survey.

MR. TORLEY: Or power?

MR. O'KEEFE: No, power is all in the ground, comes in the front through the street.

MR. TORLEY: Water and sewer?

MR. O'KEEFE: Water comes in this way, sewer comes in right about here.

MR. TORLEY: At this point, I will open it up to the audience, stand up where you are and speak.

MS. FEHRS: Linda Fehrs, I live at 610 Mt. Airy Road. My mother is actually the title holder. I have a notarized note from her to speak on her behalf, if that's necessary. My concern is not with the deck. I don't have a problem with the deck at all, with the pool as far as there's a few things that I'm concerned about, one is setting precedence in the area because in the area there are no pools, I drove around I think I saw one pool within about a square mile of the area. Also, the property I live on has been in my family for about 60 years and I have lived there permanently for about 17 years and I'm familiar with what they did to the land as far as kind of sculpting it. We have always had problems with underground streams that kind of just run at the surface and creating sink holes and things in our property. Now the property where all the homes are is really very newly excavated and it's really going to take some time to settle. I can see already in some of the driveways waste and some of the properties that's already starting to occur where there's water buildup, there's water buildup in the street already where the water's not going down with the sewer, when the lake comes up right now, it's pretty empty, when the lake comes up sometimes it can come up over the road and he's actually, actually pretty close to where some of the water lines can come up to on the property. My concern is for safety that

things can sink and create holes as the underground streams dry with the sewer and everything that's been put in, I think that's even a greater danger of creating sink holes because as you're removing volume from underneath the land, things can settle. Number of those houses are built on wetlands, number of the houses are built smaller than is zoned for in that area, they were given special consideration in the law and that's been going on for about 20 years so I'm concerned that there's variance upon variance upon variance. It's not really similar to other houses in the neighborhood, I, for example, live on 5 1/3 acres, most of the neighborhood there right now lives on acres, two acres, three acres four acres and most of these houses are on, I don't know about your property in particular, are on about 90 x 90 pieces of property and the zoning in that area in general for anybody else that was going to build other than that development is I believe it's a half acre with sewer and water. And these are about a quarter of an acre.

MR. TORLEY: This was an old developed plan that the court decisions are required.

MS. FEHRS: Originally, Mt. Airy Estates owned by Mr. Blumenfeld, it's now his son-in-law, his partner's son-in-law that owns it as the reserve and I know it's been, cause I was part of a group called Citizens for Better New Windsor that are opposed to the development.

MR. TORLEY: Now, in regard to the pool, a variance for the position of the pool would not relieve the applicant from any other requirements as far as structure integrity, foundation work that might be considered necessary, only physical location of it.

MS. FEHRS: It's pretty small.

MR. TORLEY: He can physically locate the pool legally on his property. What he's trying to do is put it in a position where the applicant stated that it might be less public and more shielded by other houses.

MS. FEHRS: Your property is right on the corner, it's in public view, I mean, it's right there.

MR. KANE: That doesn't make a difference, he can go, what the Chairman is saying is that he can go with it, put that pool someplace on his property and not be here at all and not need anybody's permission whatsoever. So what he's trying to do in the interest of the neighborhood is to put it right back in the corner where he feels it's the safest and the least intrusive on people in the neighborhood so it's, you have your choice here, he can go there or just put up what he wants where he wants within the law.

MS. FEHRS: My objection would still be the same.

MR. KANE: There is no objection with him building the property, it's a legal lot.

MS. FEHRS: My problem is not visual, my problem is safety with sink holes and setting a precedence for future pieces of property.

MR. KANE: We do not set precedents, every case is taken on its own. There's no precedents set.

MS. FEHRS: Who would be liable? I know I wouldn't, but if there was something, like what happened at Butterhill when the decks fell off the houses.

MR. TORLEY: You'd have to speak to an attorney.

MS. FEHRS: Would it be the town who allows it or the property owner who would be liable?

MR. KANE: That's not what we do, don't know, you would need to talk to a lawyer about that, I don't know who would be ultimately responsible.

MR. TORLEY: In our case, free advice would be worth exactly what it costs.

MS. FEHRS: Yes, right, cause I just know what happened with our property and I know the property is very new and not settled yet, it's really only been excavated less than a year and houses went up very quick and I do have pictures in the future, not related to this, of

houses that were built on top of ponds, basically that were sucked out and built very quick right on top of where the water. And I don't know about his house in particular if that's a consideration of the property.

MR. TORLEY: Again, any foundation work that would be required to support an above-ground pool, he still, he's not relieved from that obligation at all, just physically where it can be.

MS. FEHRS: How far away from the property line would it end up being?

MR. O'KEEFE: From the rear property?

MS. FEHRS: Well, from your property line, how much from the edge of the pool?

MR. O'KEEFE: I have the whole thing laid out right here.

MS. FEHRS: I drove by there this morning, actually.

MR. BABCOCK: It's going to be three foot off the property line.

MS. FEHRS: My opposition isn't really visual, it's more safety factor so just being able to put my two cents in.

MR. O'KEEFE: There wasn't a pond there, was there? Did you happen to see a pond before that house was built?

MS. FEHRS: Yours, I don't know, the ones on the road, yeah, I mean, you really might want to think about that, you really might want to because it took about five years for our land to settle and we have holes that are about 4 feet down.

MR. O'KEEFE: Did you have cracking in the foundation?

MR. TORLEY: Can we hold that for another time?

MS. FEHRS: No, the streams that have affected us seem

to run through this way on the property so I don't know where they'd turn and twist.

MR. TORLEY: Or whether they have been changed by the houses.

MS. FEHRS: I know.

MR. TORLEY: I'll close the public hearing and move it back to the members of the board. Gentlemen, any other questions?

MR. RIVERA: I make a motion to approve David O'Keefe's rear deck variance.

MR. KANE: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. RIVERA	AYE
MR. TORLEY	AYE

MR. KANE: I move we approve the request for three foot side yard and seven foot rear yard variance for proposed above-ground pool.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. RIVERA	AYE
MR. TORLEY	AYE

*

FORMAL DECISIONS

1. SHEEHAN
2. DIMICELI
3. PANAGIOTOPOULOS
4. BOTZAKIS
5. BILA/ORANGE COUNTY TRUST

-----X
In the Matter of the Application of

DAVID O'KEEFE

MEMORANDUM
OF DECISION
GRANTING VARIANCES

#01-69
-----X

WHEREAS, DAVID O'KEEFE, 2101 Patriots Court, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a 7 ft. side yard and 7 ft. rear yard variance for a proposed above-ground pool, plus 4 ft. rear yard variance for proposed deck at the above residence in an R-3 zone; and

WHEREAS, a public hearing was held on the 14th day of January, 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared for this Application; and

WHEREAS, there was one spectator appearing at the public hearing; and

WHEREAS, one person spoke in opposition to the Application; 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 in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property located in a neighborhood of residential properties.

(b) The property is situated on the intersection of two roads so that legally it contains two front yards.

(c) The proposed location of the pool is in the best available location to minimize its appearance and maximize its utility.

(d) The proposed deck is consistent in size and appearance to other decks in the neighborhood.

(e) If the deck were not installed there would be a significant safety hazard as persons exiting the rear of the house would be likely to fall and sustain serious injuries.

(e) Neither the deck nor the pool will create any water hazards or effect the run off or path of water drainage.

(f) No trees or significant vegetation will be removed in construction either the pool or the deck.

(g) Neither the deck nor the pool will be built on top of any well or septic system, water or sewer easement.

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. The variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant that can produce the benefits sought.

3. The variances requested are substantial in relation to the Town regulations, but nevertheless are warranted.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variances are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The interests of justice will be served by the granting of the variances.

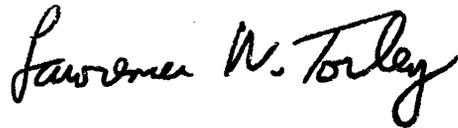
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 7 ft. side yard and 7 ft. rear yard variance for a proposed above-ground pool, plus 4 ft. rear yard variance for proposed deck at the above residence, in an R-3 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 Applicant.

Dated: April 8, 2002.



Chairman

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

Prelim.
Dec. 17, 2001.
#01-69.

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION ①

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: 11/16/01

APPLICANT: David O'Keefe
2101 Patriots Court
New Windsor, NY 12553

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Proposed 4x8 rear deck

LOCATED AT: 2101 Patriots Court

ZONE: R-3 Sec/Blk/ Lot: 77-5-14

DESCRIPTION OF EXISTING SITE: Existing one family house

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed 4x8 rear deck will not meet minimum 30ft rear yard set-back.


BUILDING INSPECTOR

PERMITTED 30ft

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-3 USE: Approved site plan

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

Deck REQ'D REAR YD:

26ft

4ft

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

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.

RECEIVED

NOV 08 2001

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: 1134

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

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

Owner of Premises DAVID / DEE ANNE O'KEEFE

Address 2101 PATRIOTS CT. Phone # 567 3092

Mailing Address _____ Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

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

If applicant is a corporation, signature of duly authorized officer: _____
(Name and title of corporate officer)

1. On what street is property located? On the NORTH side of PATRIOTS CT
and 55' feet from the intersection of INDEPENDENCE DR + PATRIOTS CT.
(N, S, E or W)

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

3. Tax Map Description: Section 77 Block 5 Lot 14

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

a. Existing use and occupancy RESIDENCE b. Intended use and occupancy SAME

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

6. Is this a corner lot? YES 4x8 REAR DECK

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

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

Number of bedrooms _____ Baths _____ 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 _____

PAID

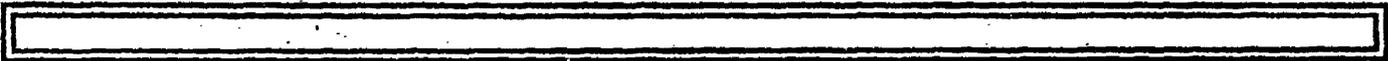
CH# 1072
11/9/01

11 / 8 / 01
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.

David G. Okeefe
(Signature of Applicant)

2101 PATRIOTS CT., NEW WINDSOR NY

(Address of Applicant)

David G. Okeefe

2101 PATRIOTS CT., NEW WINDSOR

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.

N

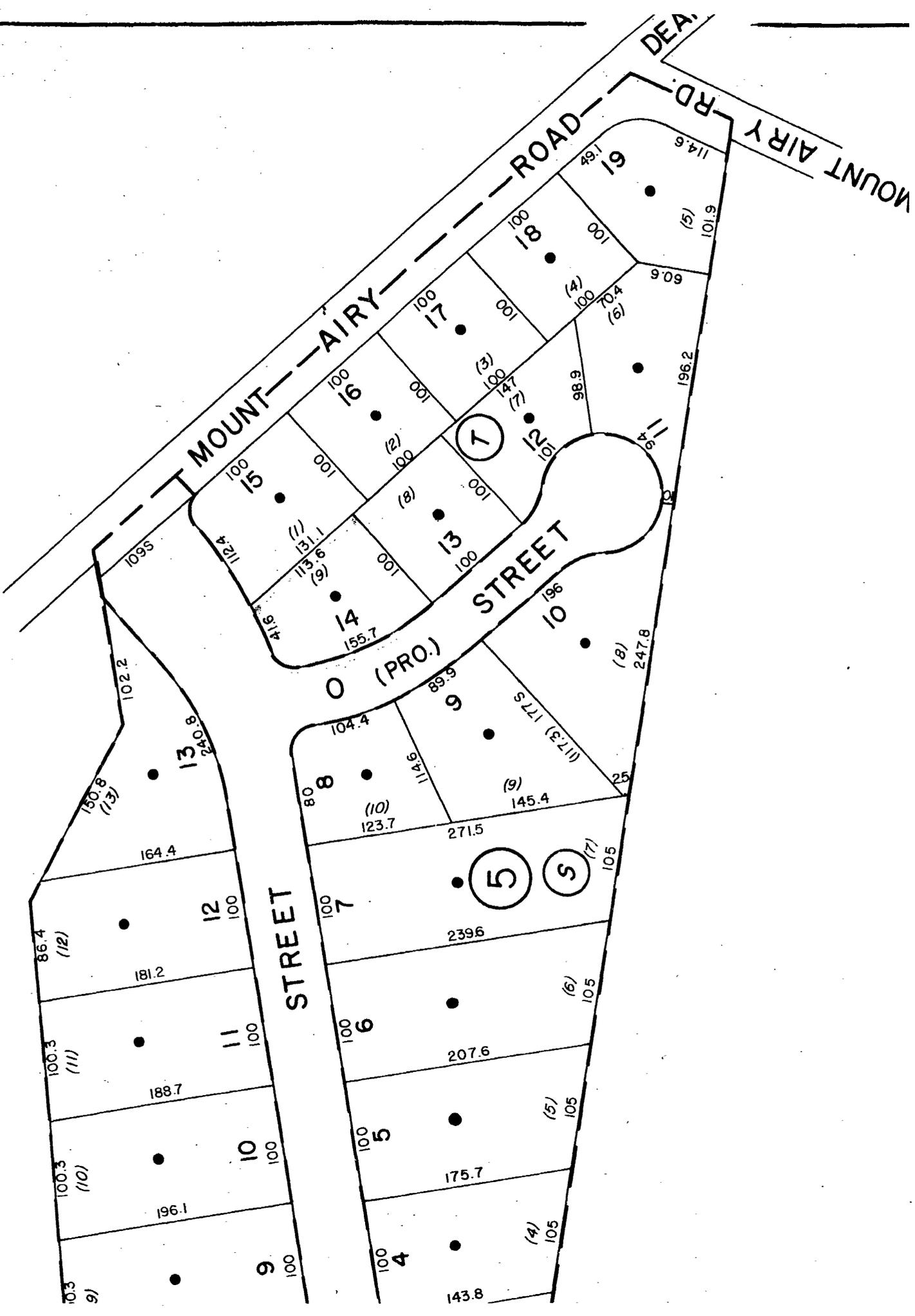
REQUESTING THAT 4' X 8' DECK BE REPAIRED THAT WAS REMOVED DUE TO LACK OF SETBACK. THIS DECK WAS EXISTING WHEN THE BUILDER (THE RESURVE) ~~HAD~~ HAD COFO INSPECTION. THIS IS THE SAME DECK THAT IS PROVIDED ON ALL THE HOMES IN THIS DEVELOPMENT.

W

E

PLAT

S



100.3 (9)

100.3 (10)

100.3 (11)

86.4 (12)

150.8 (13)

164.4

13 340.8

102.2

109.5

112.4

113.6 (6)

131.1 (7)

100 (9)

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1/14/02.

Public Hearing - O'Keefe, David #01-69.

Name:

Address:

objecting to
Pool-safety

LINDA FEHRS

610 MT. AIRY ROAD

(2)

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: November 19, 2001

APPLICANT: DAVID O'KEEFE
2101 PATRIOT COURT
NEW WINDSOR, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: November 19, 2001

FOR : PROPOSED 4' ABOVE GROUND POOL

LOCATED AT: 2101 PATRIOT COURT

ZONE: R-3 Sec/ Blk/ Lot: 77-5-14

COPY

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. PROPOSED 4 FT ABOVE GROUND POOL WILL NOT MEET MINIMUM 10FT SIDE AND REAR YARD SET-BACK. THIS IS A CORNER LOT.


BUILDING INSPECTOR

PERMITTED 10 FT

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-3 USE: 48-21-G-1

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

3FT.

7FT

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:

3FT

7FT

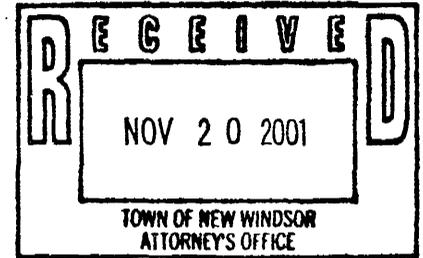
REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:



Pool

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

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 certificate 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.

RECEIVED

NOV 16 2001

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: PA 2001-1159

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

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

Owner of Premises DAVID / DEB ANNIE O'KEEFE *Call*

Address 2101 PATRIOTS CT Phone # 567 3092

Mailing Address 2101 PATRIOTS CT Fax # NA

Name of Architect NA

Address NA Phone NA

Address NA Phone NA

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

If applicant is a corporation, signature of duly authorized officer: _____
(Name and title of corporate officer)

1. On what street is property located? On the NORTH side of PATRIOTS CT
(N, S, E or W)
and 56' feet from the intersection of INDEPENDENCE DR

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

3. Tax Map Description: Section 77 Block 5 Lot 14

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

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) New Bldg. Addition Alteration Repair Removal Demolition Other 48" A Ground Pool 'oval'

6. Is this a corner lot? YES

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

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

Number of bedrooms _____ Baths _____ 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 _____

\$50.00 cert 1083
dtc 11/9/01

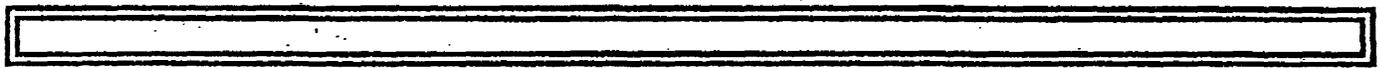
PAID

11 19 101
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.

David G. O'Keefe
(Signature of Applicant)

2101 PATRIOTS CT
(Address of Applicant)

David G. O'Keefe

2101 PATRIOTS CT

(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.

PROPOSED

POOL

ABOVE GROUND

15' x 24'

PROPOSED FENCE

6' VINYL

W

~~113~~

16'
+ 30'

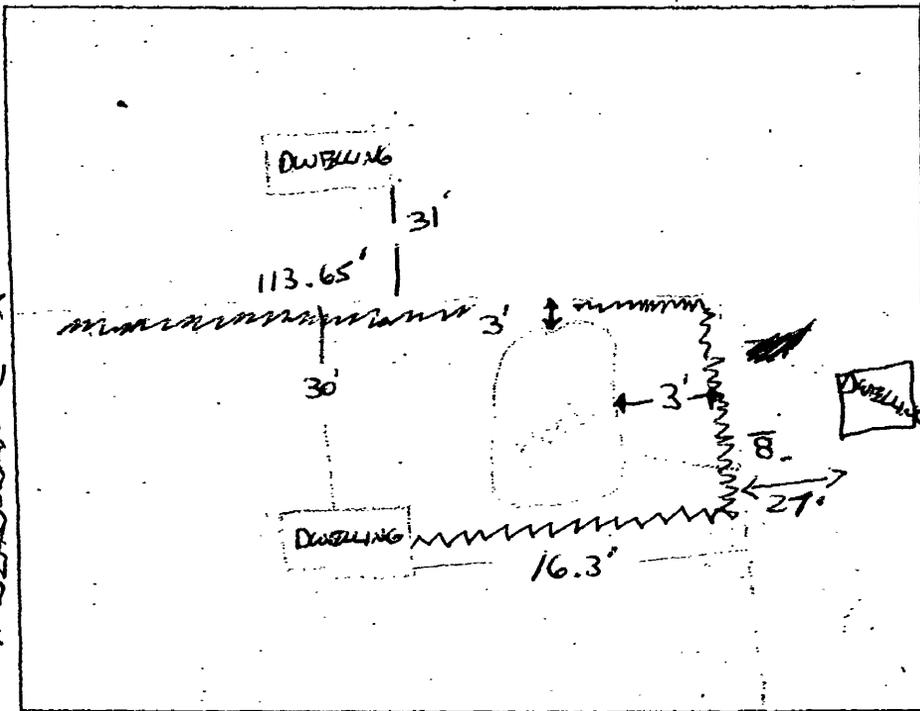
+ 113

~~159~~

159'

INDEPENDENCE DR

MT. ALBY RD



PATRIOTS CT

S

E



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

December 21, 2001

(17)

David & Dee O'Keefe
2101 Patriots Court
New Windsor, NY 12553

Re: 77-5-14

Dear Mr. & Mrs. O'Keefe:

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 \$35.00, minus your deposit of \$25.00.

Please remit the balance of \$10.00 to the Town Clerk's Office.

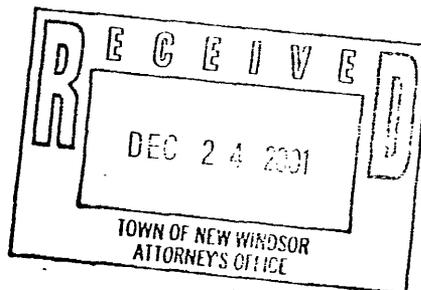
Sincerely,

L Cook (Signature)

Leslie Cook
Sole Assessor

LC/lrd
attachments

CC: Pat Corsetti, ZBA



32-2-53
Newburgh Water Supply
City Hall
Newburgh, NY 12550 X

65-1-62
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 X

65-1-64
Wilma Fehrs
404 Jacqueline Avenue
Virginia Beach, VA 23462 X

77-4-9 & 10 77-5-4,5,9,12,13 & 15
Mt Airy Estates Inc.
C/o Sarna Enterprises
15 Engle Street, Suite 100
Englewood, NJ 07631 X

77-4-11
John Donnellan
Hope Lanzetta
2006 Independence Drive
New Windsor, NY 12553 X

77-4-12
George & Catherine Cutrone
2004 Independence Drive
New Windsor, NY 12553 X

77-4-13
Giuseppe & Marie Fiumara
2002 Independence Drive
New Windsor, NY 12553 X

77-5-6
Alex & Regina Devia
2009 Independence Drive
New Windsor, NY 12553 X

77-5-7
Jorge Hernandez
Martha Ruiz
2007 Independence Drive
New Windsor, NY 12553 X

77-5-8
Robert Kretschmer
Deborah Debiak
2102 Patriots Court
New Windsor, NY 12553 X

77-5-10
Andrea Marino-Fleming
2106 Patriots Court
New Windsor, NY 12553 X

77-5-11
Stanford Harewood
Valerie Gray-Harewood
2107 Patriots Court
New Windsor, NY 12553 X

77-5-16
Christopher & Helen Lynch
630 Mt. Airy Road
New Windsor, NY 12553 X

77-5-17
Vincent & Kathryn D'Amato
634 Mt. Airy Road
New Windsor, NY 12553 X

77-5-18
James & Erin Cosgrove
638 Mt. Airy Road
New Windsor, NY 12553 X

77-5-19
Joseph & Shivaun Fiumara
642 Mt. Airy Road
New Windsor, NY 12553 X

85-1-7
Michael & Gertrude Gonzo
123 Dean Hill Road
New Windsor, NY 12553 X

ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR
COUNTY OF ORANGE:STATE OF NEW YORK

In the Matter of the Application for Variance of

David O'Keefe

AFFIDAVIT OF
SERVICE
BY MAIL

#01-69.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

PATRICIA A. CORSETTI, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 28th day of December, 2001, I compared the 17 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Patricia A. Corsetti

Notary Public

Sworn to before me this

___ day of _____, 20__.

Notary Public

Pks. publish immediately, Send bill to Applicant.

PUBLIC NOTICE OF HEARING

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. 69.

Request of David O'Keefe

for a VARIANCE of the Zoning Local Law to Permit:

proposed deck, & above-ground pool of insufficient
side & rear yards;

being a VARIANCE of Section 48-12 - Table of Use/Bulk Regs. - Cols. F & G

for property situated as follows:

2101 Patriot Court, New Windsor

known and designated as tax map Section 77, Blk. 5 Lot 14

PUBLIC HEARING will take place on the 14th day of January,
2002 at the New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York beginning at 7:30 o'clock P.M.

Lawrence Torley
Chairman

By: Patricia A. Corsetti, Secy.

Date 1/4/02

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

Frances Roth
168 N. Drury Lane
Newburgh, N.Y. 12550

TO DR.

DATE		CLAIMED	ALLOWED
12/12/01	NU. Zoning Board	75.00	
	Misc. 3		
	Locurto - 3		
	Curtin - 4		
	Carlone - 2		
	Pflielger - 2		
	A'hreife - 4		
	Romaine - 3		
	DiCocco - 2		
	Betric - 2		
	Sisters of the Presentation - 3		
	= 28		
		126.00	
		201.00	

O'KEEFE, DAVID

MR. TORLEY: Request for 4 ft. rear yard variance for proposed deck and 7 ft. side and rear yard variances for above-ground pool at 2101 Patriot Court in an R-3 zone.

Mr. David O'Keefe appeared before the board for this proposal.

MR. O'KEEFE: I just recently purchased the house and the first variance is for what was an existing deck on the back of the house. At closing inspection, the deck was gone, just a flight of stairs was there. So what happened was it has to meet as I understand 30 feet setback and it's the setback from the structure to the rear property is only 30 feet and change so the small deck I think infringed by two or three feet so they just took it off and put a stairway there. So basically, the builder agreed to put it back on if I get the variance, so I just--

MR. KANE: That's the variance for the deck.

MR. O'KEEFE: This is the variance for the deck, that's the existing deck on my next door neighbor, that's what they put, they took that off and did that.

MS. CORSETTI: How much of a deck is it?

MR. O'KEEFE: I put 4 x 8.

MR. TORLEY: These houses are new construction houses?

MR. O'KEEFE: Yes.

MR. TORLEY: At the time of construction, they were fitted with the architecture would be designed for a deck but they put them so close to the back line they can't put a deck on?

MR. BABCOCK: That's correct.

MR. TORLEY: Who's your builder?

MR. O'KEEFE: Technically, it's a corporation, it's the Reserve.

MR. TORLEY: Mt. Airy Estates, thank you.

MR. MC DONALD: In that back yard, are you sure you have 30 feet?

MR. O'KEEFE: I have exactly 30 feet and the survey uses a fraction which doesn't mean inches so it says 30 plus or minus 6.

MR. KANE: For the public hearing, just make sure of your numbers.

MR. BABCOCK: We have the survey, the house.

MR. O'KEEFE: 30 plus or minus 5.

MR. BABCOCK: Yes, the house is 30 plus or minus 5, 30.5 plus or minus.

MR. MC DONALD: They took the little deck that was on the back off?

MR. BABCOCK: We couldn't let him keep it there because it encroached.

MR. MC DONALD: You've got three in a row like that?

MR. O'KEEFE: There's some premium lots on Independence but the straight runs in the back, they're all 30 foot setbacks, right?

MR. BABCOCK: That's correct.

MR. TORLEY: Every one of these is being built.

MR. KANE: And they're all going to be here.

MR. TORLEY: Once again, this is Mt. Airy Estates is the builder?

MR. BABCOCK: That's correct.

MR. TORLEY: When you were in contract for the house, were you notified or did you understand that this deck that they've had back there wasn't going to meet the code?

MR. O'KEEFE: When I found out that it was gone was closing inspection the day before and they kind of hoped I didn't walk around the back cause they never told me till I opened the sliders and as I say, thank God it wasn't my mother-in-law cause she would have gone right out but--

MR. KANE: Regarding the pool, you need a 7 foot side and rear 7 both ways?

MR. O'KEEFE: Yes, I don't know if I can make this practical but my premise is this, this is my survey here, so this is Independence Drive, which is the main thoroughfare and this is my court right here, the house if you look to the front, this is a side yard, there's an envelope here but I don't want to put anything on the side.

MR. KANE: You couldn't anyway, you're considered to have two front yards.

MR. O'KEEFE: Aesthetically looking down from here, so I just want to put it over here and this house, property starts approximately 20 feet over from our corner lot anyway and this is about 26 feet over here and I figure if I put it here, this is his driveway area, so if he puts a patio and I put a patio, if I put the pool here directly behind the structure, if the kids are in the pool and he's on his patio, it's not going to be too nice.

MR. KANE: From the looks of the yard, that's the only place you can put it. What size pool is that?

MR. O'KEEFE: 15 x 24.

MR. BABCOCK: It's the best location on the lot.

MR. REIS: Accept a motion?

December 17, 2001

13

MR. TORLEY: Yes.

MR. REIS: I make a motion that we set up Mr. O'Keefe for his requested variances at 2101 Patriot Court.

MR. KANE: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. MC DONALD	AYE
MR. RIVERA	AYE
MR. TORLEY	AYE

MR. KANE: Is the pool up yet?

MR. O'KEEFE: No.

MR. KANE: Make sure they know what your variances are taking the measurements off the back and side lot.

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

01-69.

Date: 12/28/01.

I. ✓ Applicant Information:

- (a) DAVID + DAE O'KEEFE 2101 PATRIOTS CT NW 567 3092
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- Use Variance Sign Variance
- Area Variance Interpretation

III. ✓ Property Information:

- (a) R-3 2101 PATRIOTS CT NW 77-5-14 100 X 113.6 ±
(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? NO
- (d) When was property purchased by present owner? 10/01
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO
- _____
- _____
- _____

IV. Use Variance. N/A

- (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.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes ___ No ___ N/A.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

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

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Pool: Reqd. Side Yd. <u>10 ft.</u>	<u>3 ft.</u>	<u>7 ft.</u>
Deck: " Rear Yd. <u>30 ft.</u>	<u>26 ft.</u>	<u>4 ft.</u>
Pool: Reqd. Rear Yd. <u>10 ft.</u>	<u>3 ft.</u>	<u>7 ft.</u>
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. Coverage* _____%	_____%	_____%
Floor Area Ratio**	_____	_____
Parking Area	_____	_____

* Residential Districts only
 ** No-residential districts only

✓ (b) 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.

Describe why you believe the ZBA should grant your application for an area variance:

*I feel that the proposed location^{for the pool} is the most suitable for my residence as well as the neighborhood.
I feel that the requested deck is required for a safe and manageable exit from the rear sidewalk.*

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: *N/A*

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

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size 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. Interpretation: *N/A*

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

(b) Describe in detail the proposal before the Board:

✓ 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 is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The location for the pool is the best area regarding all properties around it.

The deck is the minimum required for a safe & manageable exit from the rear stairland.

IX. Attachments required:

- Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- Copy of tax map showing adjacent properties.
- Copy of contract of sale, lease or franchise agreement.
- Copy of deed and title policy.
- 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 in question.
- Copy(ies) of sign(s) with dimensions and location.
- Two (2) checks, one in the amount of \$50.00 and the second check in the amount of \$300.00, each payable to the TOWN OF NEW WINDSOR.
- Photographs of existing premises from several angles.

X. Affidavit.

Date: 12/28/01.

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/or 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.

X David G. Steele
(Applicant)

Sworn to before me this

28th day of December, 2001.

XI. ZBA Action: Patricia A. Corsetti
PATRICIA A. CORSETTI
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County

(a) Public Hearing date: Commission Expires August 31, 2005.