

ZB# 02-01

Samuel Dean

19-4-20

Prelim.

Jan. 14, 2002

Public Hearing:

~~March 11, 2002.~~

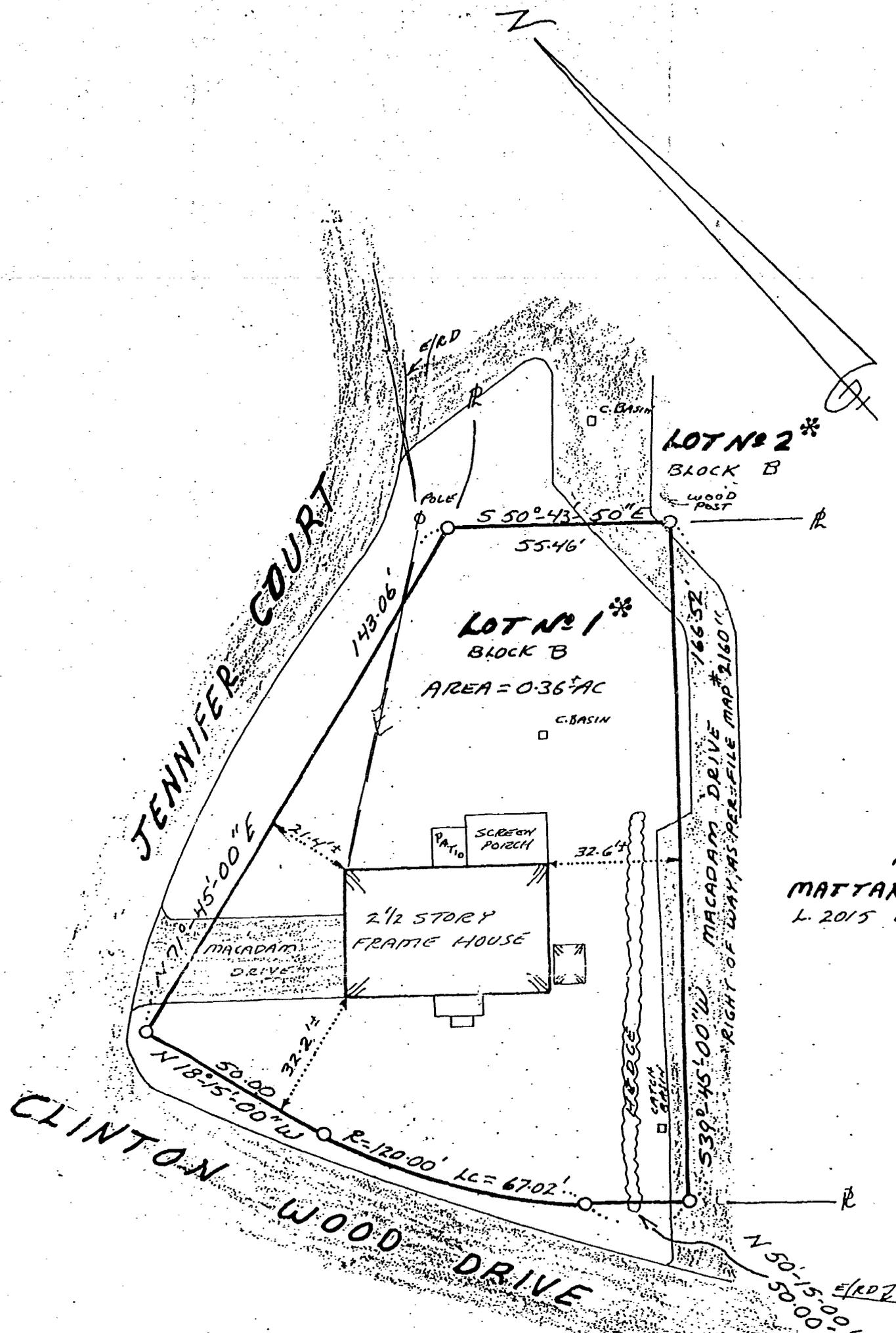
March 25, 2002

Granted

Refund: \$194.00

#02-01 - Dean, Samuel

Area 19-4-20.



JENNIFER COURT

LOT #2 *
BLOCK B
WOOD POST

LOT #1 *
BLOCK B
AREA = 0.36 AC
C. BASIN

143.06'

55° 43' 50" E
55.46'

21.44'
45° 00' E
MACADAM DRIVE

2 1/2 STORY
FRAME HOUSE
SCREEN PORCH
RATIO

32.64'

166.52'
MACADAM DRIVE #2160'
RIGHT OF WAY, AS PER FILE MAP #2160'

N/F
MATTAROCIA
L. 2015 CR 449

CLINTON WOOD DRIVE

539° 45' 00" W
50.00' W
50.00' W
E/RD

R=120.00' LC=6702'

50.00' W
N 18° 15' 00" W

32.21'

N

— MAP OF SURVEY —
OF LOT No. 1-BLOCK B, ON A MAP ENTITLED
"CLINTON WOOD"*

TOWN OF NEW WINDSOR
SCALE: 1" = 20'

ORANGE COUNTY, NY
JULY 13, 2000

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE
WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE
NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFIED TO: WELLS FARGO, ITS SUCCESSORS
and/or ASSIGNS.

* FILED MAP No 2160
FILED SEPTEMBER 2, 1969

LAWYERS TITLE INSURANCE COMPANY,
TITLE No CLASS-1660.

JOB No. 79:216-B

SAMUEL M. DEAN & JEANNE R. DEAN.

PETER R. HUSTIS, L.L.S.

33 HENRY STREET, BEACON, NEW YORK • P.O. BOX 3311, NEWBURGH, NEW YORK



APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Dean, Samuel

FILE# 02-01

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA V

USE

APPLICATION FOR VARIANCE FEE.....\$ 50.00

ESCROW DEPOSIT FOR CONSULTANT FEES.....\$ 300.00

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE..... ^{1/11/02}4.....	\$	<u>18.00</u>
2ND PRELIMINARY- PER PAGE..... ^{3/25/02}4.....	\$	<u>18.00</u>
3RD PRELIMINARY- PER PAGE.....	\$	<u> </u>
PUBLIC HEARING - PER PAGE.....	\$	<u> </u>
PUBLIC HEARING (CONT'D) PER PAGE.....	\$	<u> </u>
TOTAL.....	\$	<u>36.00</u>

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING:..... ^{1/14/02}	\$	<u>35.00</u>
2ND PRELIM..... ^{3/25/02}	\$	<u>35.00</u>
3RD PRELIM.....	\$	<u> </u>
PUBLIC HEARING.....	\$	<u> </u>
PUBLIC HEARING (CONT'D).....	\$	<u> </u>
TOTAL.....	\$	<u>70.00</u>

MISC. CHARGES:

.....\$
TOTAL.....\$ 106.00

LESS ESCROW DEPOSIT.....\$ 300.00
(ADDL. CHARGES DUE).....\$
REFUND DUE TO APPLICANT..\$ 194.00

paid #3479
paid Chk. # 3478
2/22/02

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

**RECEIPT
#192-2002**

02/22/2002

Dean, Samuel

**Received \$ 50.00 for Zoning Board Fees on 02/22/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

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

SAMUEL DEAN

MEMORANDUM OF
DECISION GRANTING
AREA VARIANCE

#02-01.
-----X

WHEREAS, SAMUEL DEAN, residing at 15 Clintonwood Drive, New Windsor, New York 12553, has made application before the Zoning Board of Appeals for a variation of Section 48-14A(4) to allow the construction of a shed to project closer to the road than principle structure at the above location in an R-4 zone; and

WHEREAS, a public hearing was held on the 25th day of March, 2002 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared with his wife on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor or 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 lot is peculiarly shaped and, by virtue of the fact that it is located on two roadways, has two legal front yards although visually it appears only to have one.
 - (c) This site selected is the only feasible place for it to be constructed due to the fact that the ground there is level and locating in a legally permissible place would interfere with an existing well.

- (d) The proposed shed is similar to other sheds in the neighborhood.
- (e) The shed, if located in the place selected by the Applicant, would visually appear to be the back or side yard of the Applicant's dwelling.
- (f) If located in the place sought, the shed would not cause the ponding or collection of water or alter the water drainage for the property.
- (g) If located in the place sought, the shed would not interfere with the visibility in operation of motor vehicles on the adjacent roadway.
- (h) If located in the place sought, the shed would not interfere with the operation of motor vehicles on the adjacent roadways.
- (i) The shed if located in the place sought would not be placed over any well or septic system, or water or sewer easements.
- (j) No trees or significant vegetation will be removed in order to erect the shed.

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 requested variance 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 which can produce the benefits sought.
3. The variance requested is substantial in relation to the Town regulations but nevertheless is warranted for the reasons listed above.
4. The requested variance 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 variance is granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local

Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for variation of Section 48-14A(4) of the Supplementary Yard Regulations to allow a shed to project closer to the road than principle structure, on a corner lot, 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 Applicant.

Dated: June 10, 2002.



Chairman

Date 4/23/02

TOWN OF NEW WINDSOR

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

TO *Francis Bell* DR.
 100 W. Dairy Lane
 Newburgh, N.Y. 12550

DATE		CLAIMED	ALLOWED
3/25/02	<i>Zurong, Edward W/Hy</i>	75 00	
	<i>Misc 21</i>		
	<i>Blythe - 7</i>		
	<i>Roberto - 3</i>		
	<i>Kelly - 3</i>		
	<i>M. Helman - 3</i>		
	<i>Dean - 4</i> <i>18.00</i>		
	<i>Caldwell - 3</i>		
	<i>Strategic Real Estate - 3</i>		
	<i>Summit on Hudson - 4</i>	139 50	
	<i>21</i>		
		214 50	

PUBLIC HEARINGS:

DEAN, SAMUEL

Ms. Jeanne Dean appeared before the board for this proposal.

MR. TORLEY: Request for variation of Section 48-14A(4) to allow a shed to project closer to road than principle structure on corner lot, 15 Clintonwood Drive, in an R-4 zone.

MR. TORLEY: Is there anyone in the audience wishing to speak on this matter? Let the record show there's no one.

MS. DEAN: I don't know whether--I'm Jeanne Dean, I was supposed to be here on the 11th and I want you to know I did not have a family emergency, I had a senior moment and I simply forgot. I appreciate that. We sent out 57 letters and I understand no one has come forth to object.

MR. TORLEY: A letter from Pat Corsetti, our secretary, saying that on the 25th day of February, 2002, mailed out 57 addressed envelopes for this above action.

MS. DEAN: We had one returned addressee unknown.

MR. TORLEY: What's the problem that you want to solve?

MS. DEAN: We would like to put the shed where we originally were told we could. Instead of 27 feet and I think I explained when I was first here for the preliminary that if we put it in the 21 feet that you had suggested, that it would be over a pipe from a neighbor's well from a very old well which comes down and it could cause tremendous problems.

MR. TORLEY: Now, I'm looking at your photographs which I appreciate I see you have a red area and then a black X which is?

MS. DEAN: What we want to do is bring it in between these two trees and put it on that.

MR. TORLEY: Put it on the black X?

MS. DEAN: I don't know if I did that correctly, but it would come in this way and I believe these are all pretty much the same, there's this area for it, if you go beyond that in front of this wood pile that's where that pipe comes down from the Resnick's property up above us and we know that it exists because when we excavated to do our the addition to our house, they hit that pipe and the Resnicks immediately lost pressure and if it ever has to be repaired getting that shed off it could be very difficult.

MR. TORLEY: So on this survey would indicate where you roughly--

MS. DEAN: Yes, yes, in back here.

MR. TORLEY: Again because this is a lot with two front yards, she has difficulty of where to put the shed?

MR. BABCOCK: That's correct.

MR. TORLEY: From your documentation you state that this is the only feasible place to put it so it does not interfere with any piping from neighbors, et cetera. It's a level spot?

MS. DEAN: Yes. If we brought it on the other side, there's quite a drop.

MR. TORLEY: It would be impractical to set the shed there?

MS. DEAN: Yes.

MR. KRIEGER: It would appear visually to be in your back yard?

MS. DEAN: Yes.

MR. TORLEY: This is a shed that's not necessarily identical but similar to sheds in the neighborhood?

MS. DEAN: Yes, it's identical to our next door neighbor's shed, as a matter of fact.

MS. DEAN: We're going to landscape behind it so from the street you won't see it.

MR. TORLEY: None of the neighbors have been motivated to appear here.

MS. DEAN: No.

MR. TORLEY: Where you site this shed will not cause any ponding of water or alter drainage?

MS. DEAN: No.

MR. TORLEY: Not interfere with sight lines from motorists?

MS. DEAN: No because we're on a cul-de-sac and there really is no, I can't imagine how it would obstruct anything.

MR. TORLEY: It's not over my well or septic easements?

MS. DEAN: No, that's the point that we didn't want it over any of those things.

MR. KRIEGER: You're serviced by municipal water and sewer.

MR. TORLEY: It's not over the lines?

MS. DEAN: No, it's far forward.

MR. REIS: Make a motion that we approve the Dean's request for their variance at 15 Clintonwood Drive.

MR. MC DONALD: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. REIS	AYE

March 25, 2002

21

MR. TORLEY

AYE

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

Prelim.
Jan. 14, 2002
#02-01

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: 11/21/01

APPLICANT: Samuel Dean
15 Clintonwood Drive
New Windsor, NY 12553

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Shed permit # 837

LOCATED AT: 15 Clintonwood Drive

ZONE: R-4 Sec/Blk/ Lot: 19-4-20

DESCRIPTION OF EXISTING SITE: Existing one family house

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed 8x10 shed will project closer to road than the house. This is a corner lot.


BUILDING INSPECTOR

PERMITTED Not

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: USE: 48-14-A-4

MIN LOT AREA:

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

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

DEC 17 2001

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: 2001-837

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 SAMUEL DEAN

Address 15 Clinton Wood Phone # 568 5434

Mailing Address Same Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

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

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 _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____

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

3. Tax Map Description: Section _____ Block _____ Lot _____

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 8x10 Shed

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

PAID

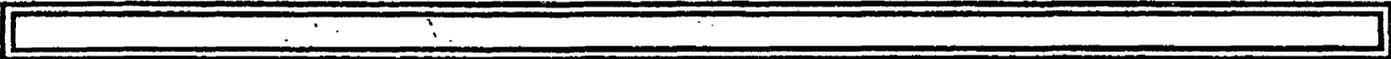
Cash \$50.-

____/____/____
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.

Samuel De

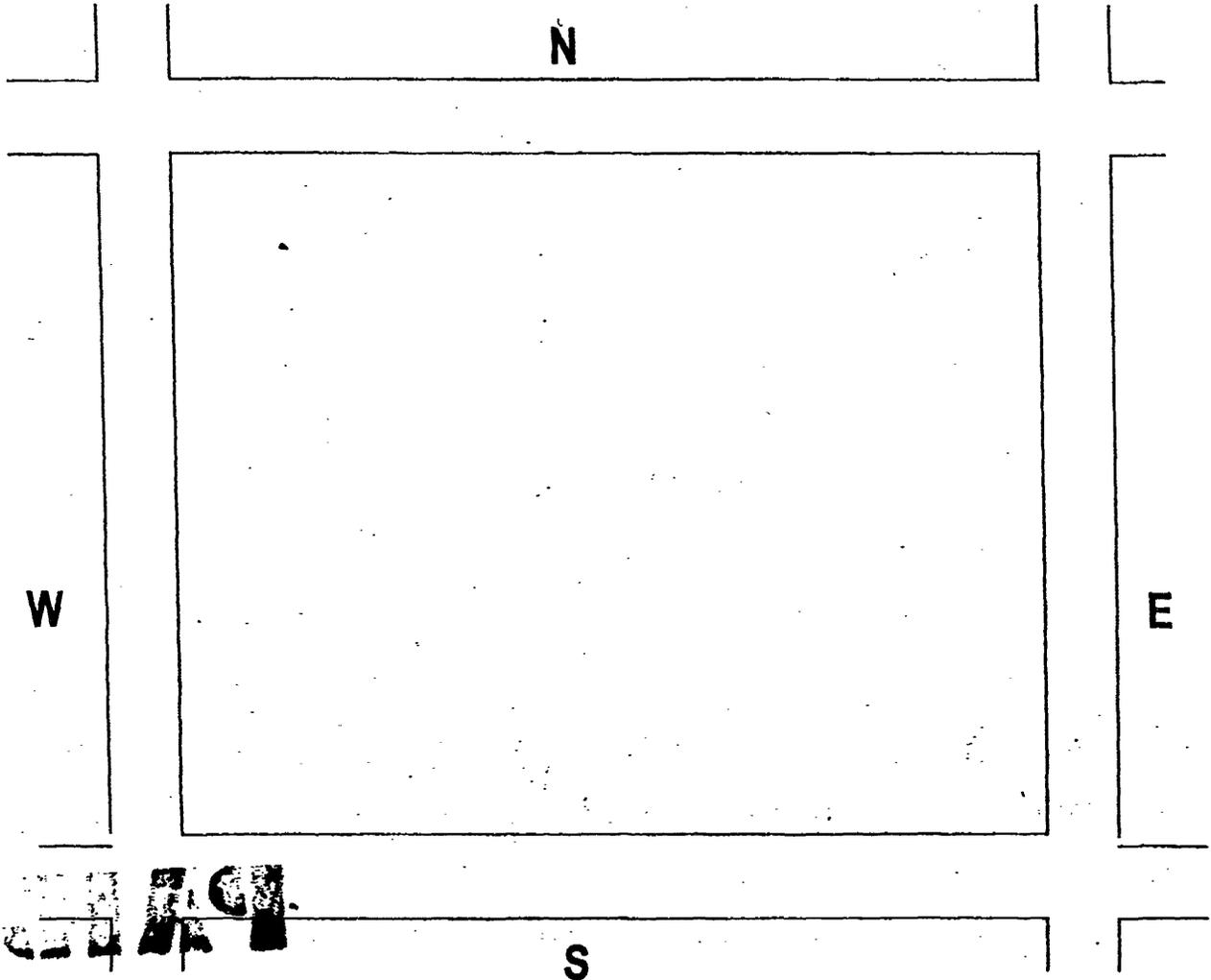
(Signature of Applicant)

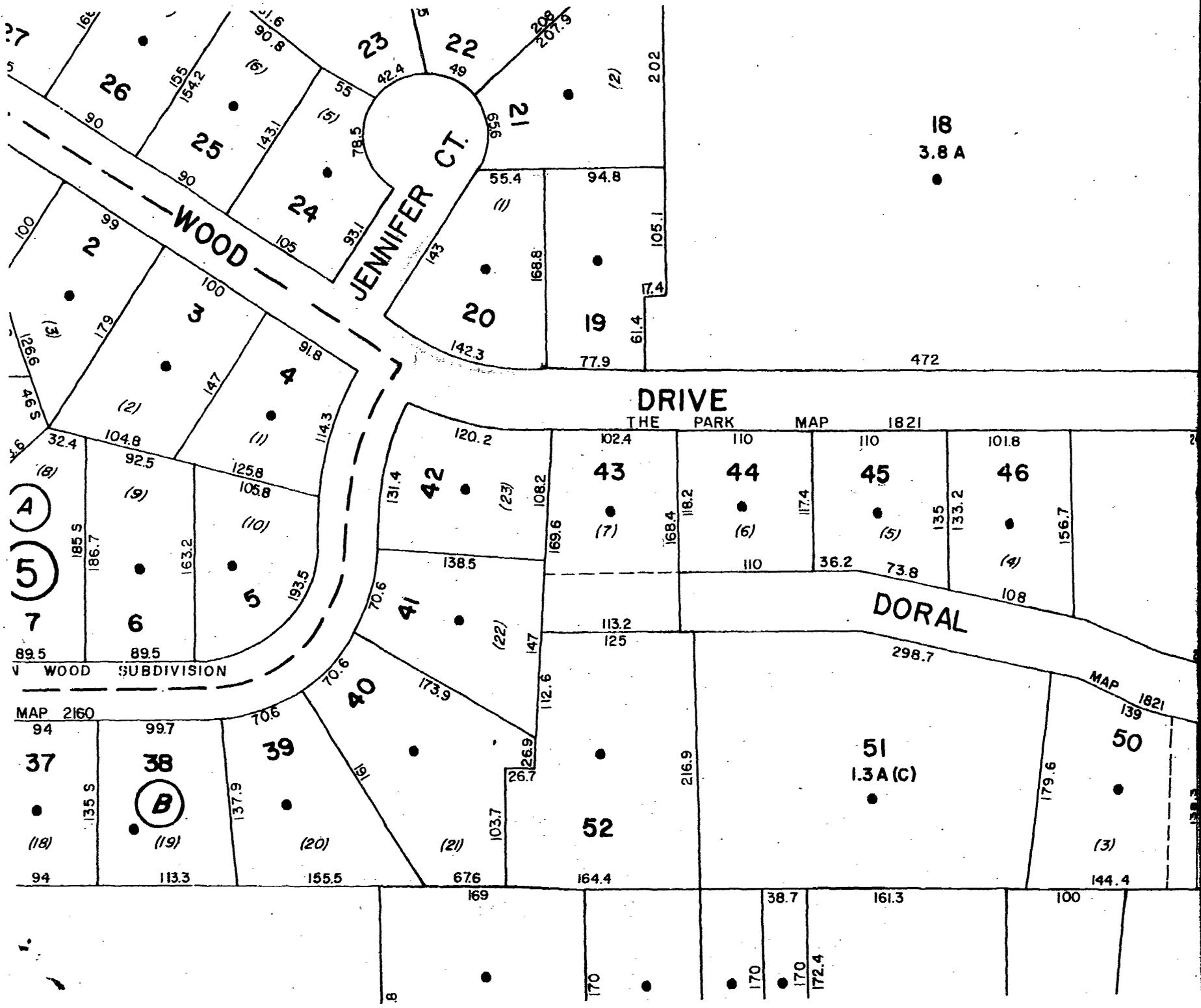
(Address of Applicant)

Samuel De

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.





Date 3/13/12

TOWN OF NEW WINDSOR

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

TO Frances Roth
 102 N. Dixey Lane
 NEWBURGH, N.Y. 12550 DR.

DATE		CLAIMED	ALLOWED
3/11/12	Zoning Board 1114	75.00	
	Misc. 3		
	Mt. Airy Estates - 2		
	Coplau - 4		
	Petter - 3		
	Braun - 3		
	Crees/Cutt - 4		
	Diceratu - 9		
	Dean - 1		
	Fidanza - 7		
	36	1102.00	
		<u> </u>	
		237.00	

DEAN, SAMUEL

MR. TORLEY: Request for variation of Section 48-14A(4) to allow a shed to project closer to road than principle structure on corner lot, 15 Clintonwood Drive, in an R-4 zone. What we can do is we can open this and close the public hearing and adjourn the meeting, we can do that, right, since there's nobody here for this one?

MR. KRIEGER: Yes.

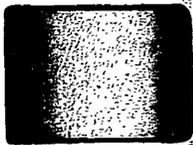
MR. TORLEY: Is there anyone in the audience wishing to speak on this matter? There being none, we'll so note. So we have opened and closed the public hearing.

MR. KANE: I make a motion that we table the meeting concerning Samuel Dean until the next meeting, until the 25th.

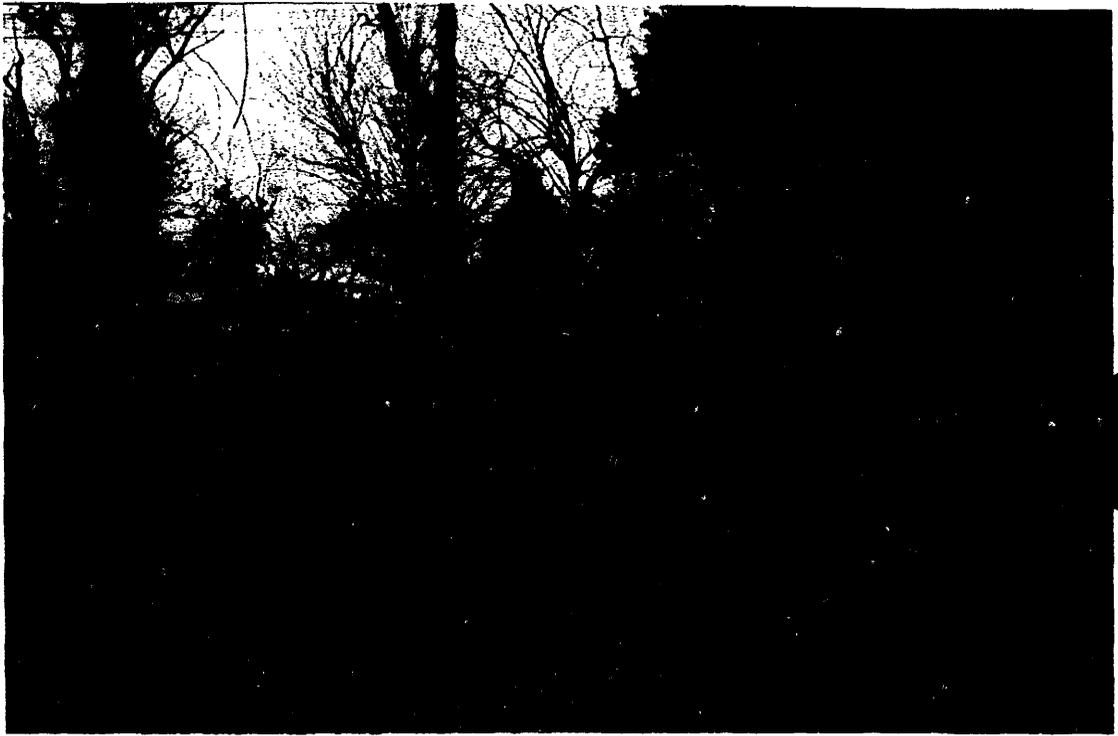
MR. RIVERA: Second it.

ROLL CALL

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



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Mr. & Mrs. Samuel Dean
15 Clinton Wood
New Windsor, N.Y. 12553



**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. 01

Request of SAMUEL M. + JEANNE R. DEAN

for a VARIANCE of the Zoning Local Law to Permit:

LOCATION of shed closer to PROPERTY LINE [10°]
than principle structure;

being a VARIANCE of Section 48-14-Supplementary Yard Reqs.

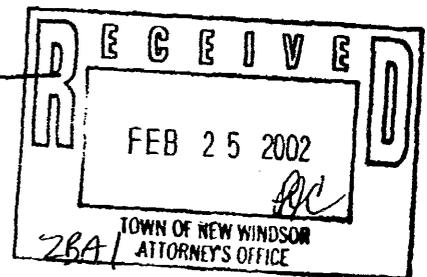
for property situated as follows:

15 CLINTONWOOD DRIVE, New Windsor, NY

known and designated as tax map Section 19, Blk. 4 Lot 20

PUBLIC HEARING will take place on the 11th day of March, 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



5 Clintonwood Drive
New Windsor, N.Y. 12553

50-235792 3478
219
6709046649
DATE 22 Feb, 02

PAY TO THE ORDER OF town of New Windsor \$ 300⁰⁰
Three hundred & no 100's DOLLARS

THE BANK OF NEW YORK
1100 Pleasantville Road
Briarcliff Manor, NY 10511
MEMO Escrow Deposit #02-01 Jeanne E. Deau

⑆021902352⑆ ⑆6709046649⑆ 3478

Mr. & Mrs. Samuel Dean
5 Clintonwood Drive
New Windsor, N.Y. 12553

50-235792
219
6709046649

3479

DATE 22 Feb 02

PAY TO THE
ORDER OF

Samuel Dean
Fifty 10/1005

\$ 50⁰⁰

DOLLARS

THE
BANK OF
NEW
YORK

1180 Pleasantville Road
Briarcliff Manor, NY 10510

ZBA # 03-01

MEMO

variance application re Jeanne R. Dean

⑆021902352⑆ ⑆6709046649⑆ 3479



Town of New Windsor

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

Assessors Office

February 19, 2002

Samuel & Jeanne Dean
15 Clintonwood Drive
New Windsor, NY 12553

57

Re: 19-4-20

Dear Mr. & Mrs. Dean:

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 \$75.00, minus your deposit of \$25.00.

Please remit the balance of \$50.00 to the Town Clerk's Office.

Sincerely,

L. Cook / (Lrd)

Leslie Cook
Sole Assessor

LC/lrd
Attachments

CC: Pat Corsetti, ZBA

19-3-12
Ernest Properties, Inc.
30 Harth Drive
New Windsor, NY 12553 X

19-4-8
David & Gailanne Hickey
17 Stonecrest Drive
New Windsor, NY 12553 X

19-4-25
William Jr. & Jean Scuggs
19 Clintonwood Drive
New Windsor, NY 12553 X

19-3-13
Thomas & Joni Armstrong
14 Stonecrest Drive
New Windsor, NY 12553 X

19-4-9
Karen M. Rocco
15 Stonecrest Drive
New Windsor, NY 12553 X

19-4-26
James & Linda Mangan
21 Clintonwood Drive
New Windsor, NY 12553 X

19-3-14
Robert & Lucy Pisacona
16 Stonecrest Drive
New Windsor, NY 12553 X

19-4-10
Rosario & Salvatore Frustace
13 Stonecrest Drive
New Windsor, NY 12553 X

19-4-27
George Botzakis
23 Clintonwood Drive
New Windsor, NY 12553 X

19-3-15
Raymond & Gladys Patnode
18 Stonecrest Drive
New Windsor, NY 12553 X

19-4-11
Thomas & Marianne McDonald
3 Stonecrest Drive
New Windsor, NY 12553 X

19-4-28
Thomas & Rose Ann Ponesse
25 Clintonwood Drive
New Windsor, NY 12553 X

19-3-16
Harry Vanderveer
Sharon Baker
20 Stonecrest Drive
New Windsor, NY 12553 X

19-4-18
Herbert & Shirley Resnick
5 Clintonwood Drive
New Windsor, NY 12553 X

19-4-29
Daniel & Jeannette Brody
27 Clintonwood Drive
New Windsor, NY 12553 X

19-3-17
Thomas & Connie DiCarrado
Angola Road
Cornwall, NY 12518 X

19-4-19
Anthony & Joan Mattarocchia
11 Clintonwood Drive
New Windsor, NY 12553 X

19-4-30
Cecil & Karen Conrad
29 Clintonwood Drive
New Windsor, NY 12553 X

19-4-1
Town of New Windsor
555 Union Avenue
New Windsor, NY 12553 X

19-4-21
Angelina Palmer
3 Jennifer Court
New Windsor, NY 12553 X

19-4-31
Akua Agyapon
Akua Akoto
31 Clintonwood Drive
New Windsor, NY 12553 X

19-4-5
John & Victoria Hans
23 Stonecrest Drive
New Windsor, NY 12553 X

19-4-22
Stephen Smith
Nora Janelle Smith
HQ, USAREUR/CMR 420 Box 909
APO, AE 09063-0909 X

19-4-32
Phillip & Antoinette Altomare
33 Clintonwood Drive
New Windsor, NY 12553 X

19-4-6
Ronald & Harriet Buckner
21 Stonecrest Drive
New Windsor, NY 12553 X

19-4-23
David & Kathleen Maksomski
4 Jennifer Court
New Windsor, NY 12553 X

19-4-33
Mary Ann John
35 Clintonwood Drive
New Windsor, NY 12553 X

19-4-7
Edgardo & Teresa Vega
19 Stonecrest Drive
New Windsor, NY 12553 X

19-4-24
Jane Krieger
17 Clintonwood Drive
New Windsor, NY 12553 X

19-4-35
Emma Sorrentino
39 Clintonwood Drive
New Windsor, NY 12553 X

19-4-36
Achilles & Shirleyann Rossi X
41 Clintonwood Drive
New Windsor, NY 12553

19-4-37
James & Priscilla Lazarski X
43 Clintonwood Drive
New Windsor, NY 12553

19-4-38
Denise Visbal X
45 Clintonwood Drive
New Windsor, NY 12553

19-4-39
Robert & Patricia Trifilo X
47 Clintonwood Drive
New Windsor, NY 12553

19-4-40
Robert S. & Patricia McMahon X
49 Clintonwood Drive
New Windsor, NY 12553

19-4-41
Frank & Stephanie Bloomer X
51 Clintonwood Drive
New Windsor, NY 12553

19-4-42
James & Sharon Formato X
53 Clintonwood Drive
New Windsor, NY 12553

19-4-43
Jennie & Allen Stevens X
24 Doral Drive
New Windsor, NY 12553

19-4-44
Kenneth & Joanne Moore X
18 Doral Drive
New Windsor, NY 12553

19-4-45
Alphonso & Marie Edwards X
14 Doral Drive
New Windsor, NY 12553

19-4-46
Michael & Pamela Vela X
10 Doral Drive
New Windsor, NY 12553

19-4-47
Vincent & Christine Circhio X
180 Quassaick Avenue
New Windsor, NY 12553

19-4-50
Geri Wildenberg X
5 Doral Drive
New Windsor, NY 12553

19-4-51
Sharon & John Betts X
11 Doral Drive
New Windsor, NY 12553

19-4-52
Catherine Moore X
C/o Mrs. Plumstead
23 Doral Drive
New Windsor, NY 12553

19-4-53,55,56 & 57.2
Eileen Keeler X
22 Kayleen Drive
New Windsor, NY 12553

19-4-57.1
John Jr. & Colleen Babcock X
14 Kayleen Drive
New Windsor, NY 12553

19-4-76
St. Francis Church Cemetary X
145 Benkard Avenue
Newburgh, NY 12550

19-5-1
Ronald & Christine Truncali X
22 Clintonwood Drive
New Windsor, NY 12553

19-5-2
Donald & Mary Mills X
20 Clintonwood Drive
New Windsor, NY 12553

19-5-3
Sheldon & Arlene Siper X
18 Clintonwood Drive
New Windsor, NY 12553

19-5-4
Ann Fox X
36 Clintonwood Drive
New Windsor, NY 12553

19-5-5
Jerome & Mary Wyant X
34 Clintonwood Drive
New Windsor, NY 12553

19-5-6
Viola Bucsay X
32 Clintonwood Drive
New Windsor, NY 12553

19-5-7
Roberta Scott X
30 Clintonwood Drive
New Windsor, NY 12553

19-5-8
Marie & Brian Marshall X
28 Clintonwood Drive
New Windsor, NY 12553

19-5-9
Bank of New York, as Trustee X
C/o Rosicki, Rosicki & Associates
One Old County Road, Suite 429
Carle Place, NY 11514

Date

TOWN OF NEW WINDSOR

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

TO Frances Roth DR.
100 W. Drury Lane
New Windsor, N.Y. 12550

DATE			CLAIMED	ALLOWED
4/14/02	Zoning Board Mtg		75 00	
	Misc. - 3			
	Fidanza - 6			
	Foley - 4			
	Mossi - 4			
	Dean - 4			
	Locurto - 3			
	O'heara - 8		144 00	
	<u>32</u>			
			219 00	

DEAN, SAMUEL

MR. TORLEY: Request for variation of Section 48-14A(4) of Supplemental Yard Regulations to allow proposed shed to project closer to road than residence at 15 Clintonwood Drive in R-4 zone.

Ms. Dina Dean appeared before the board for this proposal.

MS. DEAN: I'm not Samuel, I'm Dina, in case you're wondering. This is the only picture I brought but I do have a drawing of it and what we'd like to do. When we first applied, we were told that the restriction was ten feet from the lot line, we were never told that there was any difference for a corner lot which we have and I would like to know why a corner lot takes a different treatment?

MR. TORLEY: Because by some strange quirks in the code, you have two front yards because we have a road on each side, you have Jennifer Court and Clintonwood Drive, you're on the corner, so you're considered by code to have two front yards. There are some lots that have three front yards.

MS. DEAN: Okay, you've answered that question. When we have just added on to the house and when we had the inspection for that, Frank came and he said he didn't think we'd have a problem but of course, that's not up to him, that's up to you. I'd like to point out that where the shed was placed when we got our permit back it's over a well line which comes from the original property, this was all a farm at one time, and the pipe from the well up on the hill goes right under the place where you would like us to put our shed and when we were excavating we did hit that pipe and the town came and they said well, we don't know where this is coming from, but we heard, our neighbors said we didn't have any pressure for a while. So we're a little concerned about putting a shed over that line. It's been capped, it's an iron pipe, it's not a plastic pipe or anything like that, but we're concerned and we'll use this area to landscape it so it won't be an obvious eyesore to our neighbors or us.

MR. KANE: Other neighbors in the area have outdoor sheds that they use?

MS. DEAN: Yes.

MR. KANE: Similar in size?

MS. DEAN: Yes.

MR. KANE: Not going to create any water hazards or runoffs?

MS. DEAN: No, not if we don't put it over the pipe. I have a picture of the shed and it's almost identical to the one next door to us.

MR. KANE: Mike, for the record, if it wasn't for the second front yard, would they be here?

MR. BABCOCK: No.

MR. KANE: Thank you.

MR. TORLEY: When you come back for the public hearing, we appreciate the photos, if you can bring them back and your point about having by code it would be sitting over an old well line is a good one, you might want to talk to your neighbors because you'll have to send out a formal letter and let them know it's coming because they can be confusing.

MS. DEAN: That's fine, we'll be happy to do that.

MR. TORLEY: Now, so there's an old well line but no deeded easement?

MR. KANE: It doesn't make a legal difference.

MR. KRIEGER: Sounds like it's not an active well.

MS. DEAN: Yeah, yes, it is, there was an enormous well, we had to get the town to approval us on filling the well.

MR. KRIEGER: People aren't using it for water supply?

MS. DEAN: It comes from a well that's being used, yes, which is--

MR. TORLEY: This is an overflow line that's no longer in use?

MS. DEAN: Well, no, if it doesn't burst but--

MR. TORLEY: Gentlemen, any other questions at this time?

MR. REIS: I'm not sure. Your intention is to put the shed over this water line?

MS. DEAN: No, there was, the intention of the zoning board when they showed us where to put the shed, our intention is to remove it to an area where it will not go over the water line, just in case.

MR. BABCOCK: Mike, when she moves the shed within the limits of the law, it's over top of this pipe so she needs to move it forward.

MR. REIS: This reflects what we're going to do?

MR. BABCOCK: That's correct.

MR. KRIEGER: What she proposes to do is to avoid that.

MR. KANE: Accept a motion?

MR. TORLEY: Yes.

MR. KANE: I move that we set up the Samuel Dean for the public hearing on his requested variance at 15 Clintonwood Drive.

MR. REIS: Second it.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE

January 14, 2002

20

MR. RIVERA
MR. TORLEY

AYE
AYE

Bargain and Sale Deed

cc of orig

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made the 21st day of July, two thousand, between **Arthur G. O'Leary and Catherine O'Leary**, as husband and wife, residing at 15 Clintonwood Drive, New Windsor, N.Y. 12553 party of the first part and,

Samuel M. Dean and Jeanne R. Dean, as husband and wife, residing at 8106 Courtleigh Drive, Orlando, Florida 32835 party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, State of New York, Lot No. 1, block B, as shown on a filed map entitled "Clinton Wood" said map being filed in the Orange County Clerk's Office on September 2, 1965 as map no. 2160 bounded and described as follows:

BEGINNING at a point, said point being the intersection of the Westerly line of lot #2, block B with the Southerly line of Jennifer Court, as shown on said filed map 2160, and running thence along said lot #2, block B South 50-43-50 East 55.46 feet; thence along the lands now or formerly Mattaroccia (Liber 2015 cp. 449) South 39-45-00 West 166.52 feet; thence along the Easterly line of Clinton Wood Drive the following: North 50-15-00 West 50.00 feet, along a curve to the left having a radius of 120.00 feet and being distant Northerly 67.02 feet and North 18-15-00 West 50.00 feet; thence along said Southerly line of Jennifer Court; North 71-45-00 East 143.06 feet to the point of beginning.

TOGETHER with the right of ingress and egress over certain proposed roadways known as Jennifer Court and Clinton Drive. The said right of ingress or egress shall not interfere with the dedication of the said roadways to the Town of New Windsor.

SUBJECT, HOWEVER, to the provisions of two certain grants (1) dated April 27, 1965, made by Vipat Realty Co., Inc., to Central Hudson Gas and Electric Corporation and recorded in Orange County Clerk's Office June 11, 1965 in Liber 1715 of Conveyances at Page 963; (2) dated April 21, 1965, made by Vipat Realty Co., Inc. to Central Hudson Gas and Electric Corporation and New York Telephone Company and recorded in Orange County Clerk's Office June 11, 1965 in Liber 1715 of Deeds at Page 972.

SUBJECT, HOWEVER, to the above premises being used for one family residential purposes only.

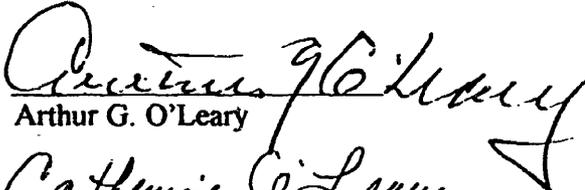
BEING the same premises conveyed by deed dated July 1, 1970 from William J. Bauman and Margaret C. Bauman, husband and wife, to Arthur G. O'Leary and Catherine O'Leary, recorded in the Orange County Clerk's Office in Liber 1849 of Deeds at page 869.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

COL
Feb
AND the party of the FIRST PART COVENANTS that the party of the FIRST PART has NOT DONE OR SUFFERED ANYTHING whereby the said premises have been ENCUMBERED in any way whatsoever, except as HEREIN
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as it if read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In the presence of:


Arthur G. O'Leary

Catherine O'Leary

LAWYERS TITLE INSURANCE CORPORATION

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

ce of orig

SCHEDULE A

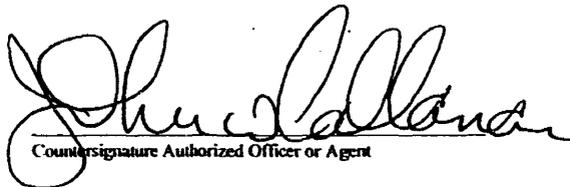
OWNER'S POLICY

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE	ENDORSEMENTS	POLICY NUMBER
BTL00582	07/21/00	\$210,000.00		A75-0254735

1. Name of insured: **SAMUEL M. DEAN and JEANNE R. DEAN**
2. The estate or interest in the land which is covered by this policy is: **FEE SIMPLE**
3. Title to the estate or interest in the land is vested in **SAMUEL M. DEAN and JEANNE R. DEAN**, who acquired title by deed from Arthur C. O'Leary and Catherine O'Leary, dated July 21, 2000 and duly recorded in the Orange County Clerk's Office on August 4, 2000 Liber 5343 cp. 298.

4. The land referred to in this policy is described follows:

SEE ANNEXED DESCRIPTION


Countersignature Authorized Officer or Agent

PINE BUSH, NEW YORK
Issued at (Location)

LAWYERS TITLE INSURANCE CORPORATION
NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

SCHEDULE A

DESCRIPTION

All that tract or parcel of land situate in the Town of New Windsor, County of Orange, State of New York, being Lot. No. 1, Block B, as shown on a filed map entitled "Clinton Wood" said filed map being filed in the Orange County Clerk's Office on September 2, 1965 as map no. 2160 bounded and described as follows:

Beginning at a point, said point being the intersection of the Westerly line of lot #2, block B with the Southerly line of Jennifer Court, as shown on said filed map 2160, and running thence along said lot #2, block B South 50-43-50 East 55.46 feet; thence along the lands now or formerly Mattaroccia (Liber 2015 cp. 449) South 39-45-00 West 166.52 feet; thence along the Easterly line of Clinton Wood Drive the following: North 50-15-00 West 50.00 feet, along a curve to the left having a radius of 120.00 feet and being distant Northerly 67.02 feet, and North 18-15-00 West 50.00 feet; thence along said Southerly line of Jennifer Court; North 71-45-00 East 143.06 feet to the point of beginning.

LAWYERS TITLE INSURANCE CORPORATION
NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

OWNER'S POLICY

CASE NUMBER

BTL00582

SCHEDULE B

POLICY NUMBER

A75-0254735

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. Our policy does not insure against taxes, water rates, assessments and other matters relating to taxes which have not become a lien up to the date of the closing or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises abut.
2. The exact acreage of the premises herein is not insured.
3. Rights, if any, in favor of any electric light or telephone company to maintain guy wires extending from said premises to poles located on the roads on which the premises abut, but policy will insure, however, that there are no such agreements of record in connection therewith, except as may be shown herein.
4. Underground encroachments and easements, if any, including pipes and drains, and such rights as may exist for entry upon said premises to maintain and repair the same, but policy will insure however, that there are no such easements of record in connection therewith, except as may be shown herein.
5. No title is insured to that portion of the premises lying in the bed of any street or roadway.
6. Survey prepared by Peter R. Hustis dated 07/13/2000 shows no encroachments or variations with lot lines except the following: (1) Paved drive of premises adjoining on the south crosses subject premises; (2) Catch basin located on southerly portion of subject premises, policy excepts rights to use and maintain same; (3) Hedge row lies an undisclosed distance inside southerly line of record title.
7. Notes and easements on Filed Map 2160.
8. Covenants, restrictions, reservation and easement in Liber 1702 cp. 115.
9. Utility easements in Liber 1119 cp. 231, Liber 1715 cp. 693 and Liber 1715 cp. 972.
10. Pipeline easement in Liber 845 cp. 350 repeated in Liber 940 cp. 416.
11. The premises to be insured hereunder is subject to a partial exception from real property taxes. Pursuant to the Real Property Tax Law, the partial exemption of the premises from taxation terminates immediately upon the transfer of title by the exempt owner. The premises shall be taxed pro rata for the unexpired term of the taxable year in which said transfer occurs and subsequent thereto at the full valuation without benefit of such partial exemption. (Real Property Tax Law, Sec. 3012, 494 and 520.)
12. Mortgage made by the insured to Wells Fargo Mortgage, Inc. in the principal sum of \$150,000.00 and duly recorded in the Orange County Clerk's Office on August 4, 2000 in Liber 7907 mp. 314.

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

STANDARD NEW YORK ENDORSEMENT (OWNER'S POLICY)

Attached to and made part of Policy Number: A75-0254735

1. The following is added to the insuring provisions on the face page of this policy:

"5. Any statutory lien for services, labor or materials furnished prior to the date hereof, and which has now gained or which may hereafter gain priority over the estate or interest of the insured as shown in Schedule A of this policy."

2. The following is added to Paragraph 7 of the Conditions and Stipulations of this policy:

"(d) If the recording date of the instruments creating the insured interest is later than the policy date, such policy shall also cover intervening liens or incumbrances, except real estate taxes, assessments, water charges and sewer rents."

Nothing herein contained shall be construed as extending or changing the effective date of the policy unless otherwise expressly stated.

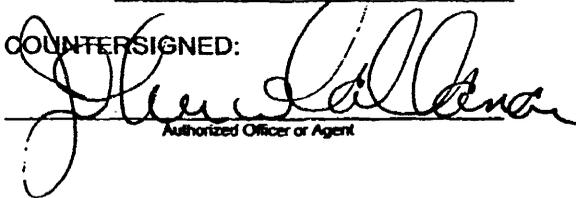
This endorsement, when countersigned below by a validating signatory, is made a part of the policy and is subject to the Exclusions from Coverage, Schedules, Conditions and Stipulations therein, except as modified by the provisions hereof.

IN WITNESS WHEREOF, LAWYERS TITLE INSURANCE CORPORATION has caused this Endorsement to be signed and sealed as of the 21 day of July, 2000, to be valid when countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

Lawyers Title Insurance Corporation

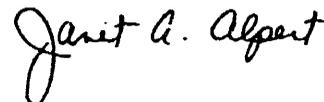
Issued at Pine Bush, NY

COUNTERSIGNED:


Authorized Officer or Agent



By:



President

Attest:



Secretary

GRIG

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

02-01.

Date: 2/22/02.

I. ✓ Applicant Information:

- (a) Samuel M. & Jeanne R. Dean - 15 Clintonwood Dr. 568 5434
(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-4. 15 Clintonwood Dr. 14-4-26 168x143 ±
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO.
- (d) When was property purchased by present owner? 7/00.
- (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? N/A.
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: LOCATION of NEW shed

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 ___.

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 48-14, ~~Table of~~ _____ ~~Regs.~~, ~~Co.~~ _____.

Shed will project closer to road than principle structure.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. _____	_____	_____
Reqd. Rear Yd. _____	_____	_____
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:

The proposed structure will not be a detriment nor will it impact adversely on the physical or environmental conditions of the R-4 neighborhood.

(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.)

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: 2/02/02

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.

Samuel Anderson
(Applicant)
Jeanne T. Deane

Sworn to before me this
22nd day of February, 2002.

XI. ZBA Action: Patricia A. Corsetti

(a) Public Hearing date: _____

PATRICIA A. CORSETTI
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 2005

Mr. & Mrs. Samuel Dean
15 Clinton Wood
New Windsor, N.Y. 12553

Existing Hedges

Trees

New Garden

Wood pile

Existing Rock Garden on Hill

Large Rocks

Shrubbery & Grasses to be planted

LOT #2*
BLOCK B

40' BACK
15' SIDE
35' FRONT

N/F
MATYAROCK
L. 2015 CP. 4

JENNIFER COURT
CLINTON WOOD DRIVE

