

ZB# 03-43

Socorro Mamat

75-1-5

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

Granted 10-27-03

ZBA #**03-43** SOCORRO MAMAAT
(AREA) SAN GIACOMO DR. (75-1-5)

863-1915

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) 563-4615 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: 8/29/03

APPLICANT: Vincente Mamaat
15 San Giacomo Drive
New Windsor, NY 12553

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 8/28/03

FOR : Rear Deck

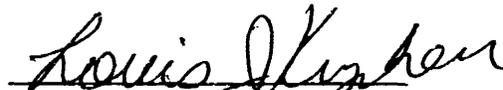
LOCATED AT: 15 San Giacomo Drive

ZONE: R-4 Sec/Blk/ Lot: 75-1-5

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS: 48-12 Use/Bulk Table R-4 zone Column G-8

1. 40ft rear set-back required. Existing rear deck is 29ft from rear property line. A variance of 11ft is required.


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: Rear Deck

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD: 40ft

29ft

11ft

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

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

10-27-03
APPROVED

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 and approved.

RECEIVED

AUG 27 2003

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 under slab 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.

FOR OFFICE USE ONLY:
Building Permit #: PA 2003-1099

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

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

Owner of Premises Mr and Mrs V. MAMAAT

Address 15 San Giacomo Drive New Windsor Phone # (845) 863-1915

Mailing Address 15 San Giacomo Drive New Windsor ^{NY} 12553

Name of Architect _____

Address _____ Phone _____

Name of Contractor MIGHTY BUILT CONST. Co.

Address 4. Yeoman Rd Phone (845) 562-8588

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

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

1. On what street is property located? On the WEST SIDE side of SANGIACOMO
(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 75 Block 1 Lot 5

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy Residents b. Intended use and occupancy same

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

6. Is this a corner lot? NO

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 4 Baths 2 Toilets 3 Heating Plant: Gas Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars 2

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

10. Estimated cost \$7,100 Fee \$50 ck# 4074
led 8127103

PAID

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 List & Louis Krysheer
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4885 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 same in connection with this application.

(Signature of Applicant)

(Address of Applicant)

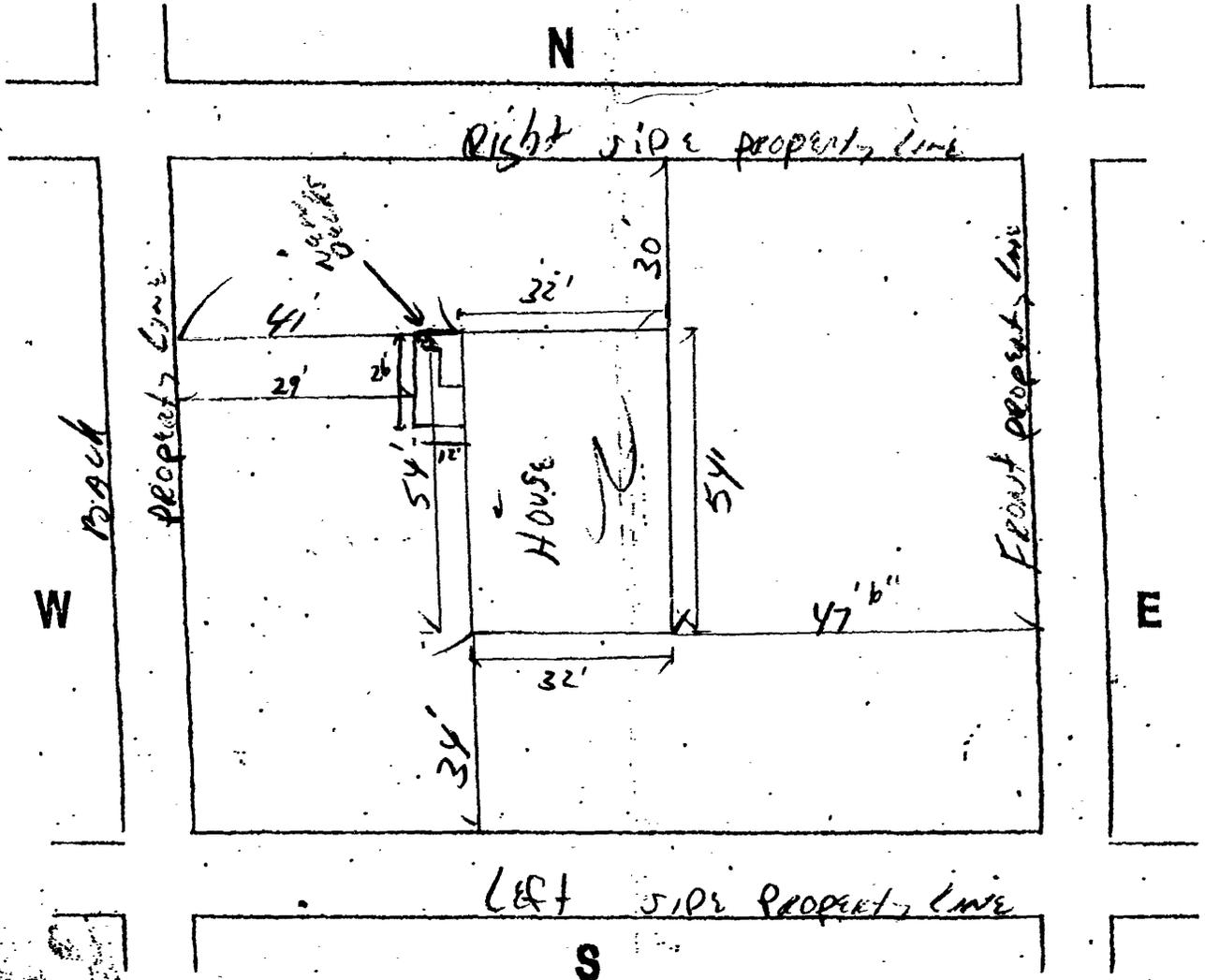
(Owner's Signature)

(Owner's Address)

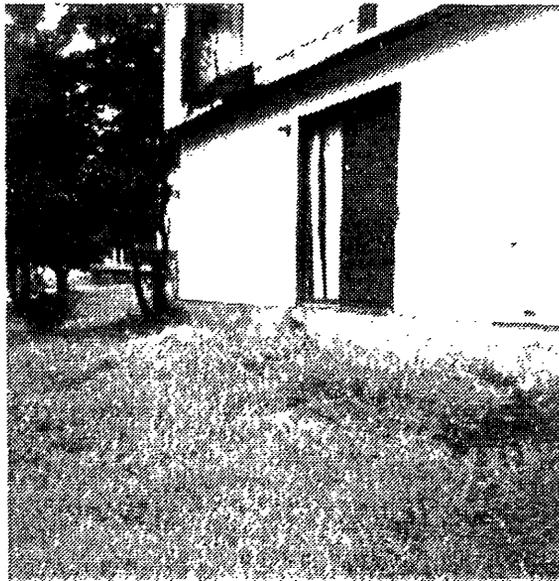
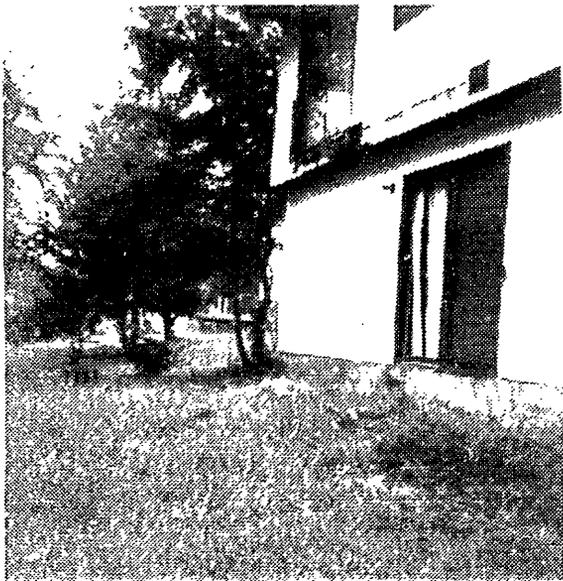
[Handwritten Signature]
[Handwritten Signature]
4 Yonkers Road Newburgh
16 San Giacomo Dr New Windsor
NY 12553

NOTE:

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



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT





Town of New Windsor

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

OFFICE OF THE ZONING BOARD OF APPEALS

January 8, 2004

Socorro Mamat (or Present Owner of)
15 San Giacomo Drive
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-~~34~~⁴³

Dear Mr. & Mrs. Mamat (or Present Owner):

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

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

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

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

MEMORANDUM OF
DECISION GRANTING

VINCENTE & SOROCCO MAMAAT

AREA

⁴³
CASE #03-34

-----X
WHEREAS, Mr. Vincente and Mrs. Sorocco Mamaat, owner(s) of 15 San Giacomo Drive, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 11 foot Rear Yard Setback for proposed deck in an R-4 Zone; and.

WHEREAS, a public hearing was held on October 27, 2003 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

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

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

WHEREAS, no one spoke in favor of 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 published 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 applicant seeks a variance for the purpose of rebuilding an existing deck
 - (c) There was a deck on the property for approximately 25 years, during which time there were no complaints, either formal or informal, about the deck

- (d) The deck will be adjacent to an exitway from the house. Without the deck, a person exiting the house would be likely to sustain serious physical injury.
- (e) No water hazards, runoffs, ponding or collection of water or the diversion of drainage water will be created by the deck.
- (f) The applicants will remove no trees or substantial vegetation.
- (g) The deck is not on top of, nor does it interfere with, any easements, including but not limited to water and sewer easements.

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(s) 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 variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) 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(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) 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(s).

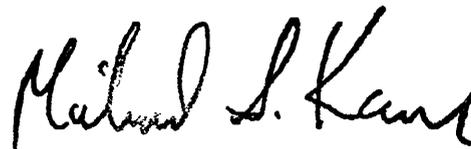
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for an 11 foot Rear Yard Setback for proposed deck in an R-4 Zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: October 27, 2003



Chairman

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

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: NOVEMBER 14, 2003
SUBJECT: ESCROW REFUND - 03-43

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 198.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #03-43

NAME: SOCORRO MAMAAT

ADDRESS: 15 SAN GIACOMO DRIVE

NEW WINDSOR, NY 12553

THANK YOU,

MYRA

L.R. 11-14-03



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



FILE #03-43 TYPE:AREA

APPLICANT:
SOCORRO MAMAAT

TELEPHONE: 863-1915

RESIDENTIAL:	\$ 50.00	CHECK #1878
COMMERCIAL	\$ 150.00	CHECK #
INTERPRETATION	\$ 150.00	CHECK #

ESCROW: RESIDENTIAL \$300.00 CHECK #1879

* * * * *

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> \$4.50 / PAGE	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	<u>4</u>	PAGES	<u>\$ 18.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ —
PUBLIC HEARING:	<u>3</u>	PAGES	<u>\$ 13.50</u>
PUBLIC HEARING:	—	PAGES	\$ —
TOTAL:			<u>\$ 31.50</u> <u>\$ 70.00</u>

* * * * *

ESCROW POSTED:	\$300.00
LESS: DISBURSEMENTS:	<u>\$101.50</u>
AMOUNT DUE:	\$ —
REFUND DUE:	<u>\$198.50</u>

L.R. 11-14-03

VINCENTE & SOROCCO MAMAAT (#03-34)

MR. KANE: Request for 11 ft. rear yard setback (Section 48-12 use/bulk tables, R-4 zone, column G-8) for proposed deck at 15 San Giacomo Drive in an R-4 zone.

Ms. Sorocco Mamaat appeared before the board for this proposal.

MR. KANE: Is anybody here for this public hearing that wishes to speak? Hearing none, let's move on. Hi, same as the preliminary, you want to tell us what you want to do.

MS. MAMAAT: We want to rebuild an existing deck, a new one which is 7 x 12 on the top and 12 x 26 on the ground.

MR. KANE: Was there an existing deck there?

MS. MAMAAT: Yes.

MR. KANE: Do you know how old that deck was approximately?

MS. MAMAAT: Approximately as old as the house itself, about 25 years.

MR. KANE: And did you have any complaints formally or informally about the deck, any complaints from neighbors about the old deck?

MS. MAMAAT: No.

MR. KANE: Any complaint?

MS. MAMAAT: While we were building a new one, which is longer than the proposed deck, it was being questioned because then we know that we don't have the variance to build it.

MR. KANE: And without the deck there coming out the doorway in the back of the house that would be a safety issue?

MS. MAMAAT: Yes, cause it's on the second level of the house.

MR. KANE: You'll not be creating any water hazards or runoffs with the building of this deck?

MS. MAMAAT: I don't think so because it was an existing deck.

MR. KANE: And no, obviously no taking down of trees or substantial vegetation?

MS. MAMAAT: No.

MR. KANE: Are there any easements where the deck is, right-of-ways in your yard?

MS. MAMAAT: No, no.

MR. KANE: Gentlemen?

MR. KANE: At this point, I'll open and close the public hearing since there's nobody here for it.

MS. MASON: On the 30th of September, 37 addressed envelopes containing the notice of public hearing were mailed out and I have had no responses.

MR. MCDONALD: Accept a motion?

MR. KANE: Yes.

MR. MCDONALD: Motion that we grant the variance for Vincente and Soroco Mamaat for an 11 foot rear yard setback variance.

MR. RIVERA: Second it.

ROLL CALL

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

October 27, 2003

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MR. KANE

AYE



RESULTS OF Z.B.A. MEETING OF: October 7, 2003



PROJECT: Loccero Mamat ZBA # 03-43
P.B.#

USE VARIANCE: NEED: EAF PROXY

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

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

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

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

ALL VARIANCES - PRELIMINARY APPEARANCE:

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

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) Mc S) RS VOTE: A S N ___.



RIVERA A
MC DONALD A
REIS A
MINUTA A
KANE A

CARRIED: Y ___ N ___.

No Complaints

PRELIMINARY MEETING:

VINCENTE & COROCCO MAMAAT(#03-⁴³~~34~~)

MR. KANE: Request for 11 ft. rear yard setback for proposed deck at 15 San Giacomo Drive in an R-4 zone.

Ms. Corocco Mamaat appeared before the board for this proposal.

MR. KANE: So you want to tell us what you want to do?

MS. MAMAAT: I'm Corocco Mamaat. We're going to demolish an existing deck in the back of my yard which is rotten and was demolished and we want to put it back but we found out that we need a variance and that the door is opening on the second level of the house which is a safety issue because it's supposed to have a landing. And I submitted pictures of the torn deck where the deck was to the board where you can see that it's on the second level.

MR. KANE: So this is replacing a deck that's already existing now and taken down?

MS. MAMAAT: Yes.

MR. KANE: Without it, it is a safety hazard?

MS. MAMAAT: We bought it and we don't know that we didn't have a permit for that.

MR. KANE: Was the deck on the home when you purchased the home?

MS. MAMAAT: Yes, it was on the home.

MR. KANE: Did they take the deck down before the purchase or the sale?

MS. MAMAAT: No, actually, we occupied already for since 1997 and we just demolished it because it was questionable already, it's rotting already.

MR. KANE: So you took it down for that?

MS. MAMAAT: Yes.

MR. KANE: Will you be creating any water hazards or runoffs with the building of this deck?

MS. MAMAAT: No.

MR. KANE: Cutting down any trees or substantial vegetation?

MS. MAMAAT: No.

MR. KANE: The deck will be similar in size to other decks in the neighborhood?

MS. MAMAAT: Most likely so, yes.

MR. REIS: Do you happen to know if you will be crossing over any easements from the town, any water or sewer easements?

MS. MAMAAT: I don't think so because it was an existing deck where we have it is supposed to be only put back for a newer one.

MR. REIS: This location has town water and town sewer, Mr. Chairman.

MR. BABCOCK: Yes.

MR. KRIEGER: Same size as the deck that you took down or bigger?

MS. MAMAAT: Same size but longer, same size going out.

MR. KANE: Same width, a little bit longer on the length.

MS. MAMAAT: Same length but on the width parallel to the house is longer.

MR. REIS: Accept a motion?

MR. KANE: Yes, I will.

MR. REIS: Make a motion that we set up Vincente and Sorocco Mamaat for their requested variance for a public hearing at 15 San Giacomo Drive.

MR. BABCOCK: Mr. Chairman, can I adjust one thing to make sure the record is clear?

MR. KANE: Sure.

MR. BABCOCK: The existing deck was 10 x 24, the new deck that she's proposing is 12 x 26 so it's a little bigger both ways just so that the record is clear.

MR. KANE: Fine, that's good.

MR. BABCOCK: Just so there's no problem in the future.

MS. MAMAAT: Thank you.

MR. KANE: When you come back for your, by law, everything we do has to be done at a public hearing, we like to do a preliminary hearing so we can get an idea of what you're doing or if we have any problem, we can tell you so you're prepared when you come to the public hearing, so we'll repeat this whole process at a public hearing, if the board chooses to set you up for one. Gentlemen?

MR. RIVERA: I'll second that motion.

September 22, 2003

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ROLL CALL

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

Subject Photo Page

Borrower/Client MAMAAT, VICENTE & SOCORRO

Property Address 15 SAN GIACOMO DRIVE

City NEW WINDSOR

County ORANGE

State NY

Zip Code 12553

Lender HUDSON HERITAGE FEDERAL CREDIT UNION



Subject Front

15 SAN GIACOMO DRIVE

Sales Price N/A

GLA 1,240

Total Rooms 6

Total Bedrms 3

Total Bathrms 2

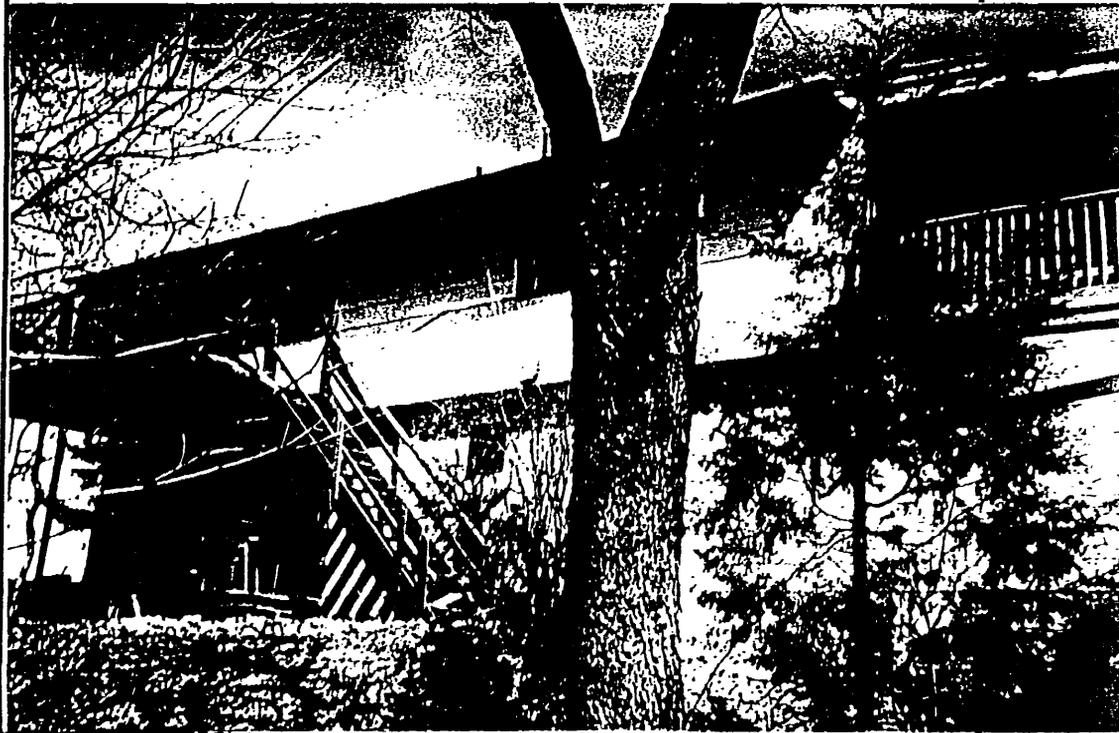
Location AVERAGE

View AVERAGE

Site .23 ACRE

Quality AVERAGE

Age 28 YEARS



Subject Rear

Subject Street



Form PIC4x6.SR — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

PHOTOGRAPH ADDENDUM

Owner/Client MAMAAT, VICENTE & SOCORRO
Property Address 15 SAN GIACOMO DRIVE
City NEW WINDSOR County ORANGE State NY Zip Code 12553
Lender HUDSON HERITAGE FEDERAL CREDIT UNION



STAIRS

Form MGPI4X6 — "TOTAL for Windows" appraisal software by a la mode, inc. — 1-800-ALAMODE

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

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

Appeal No. 03-43

Request of SOCORRO MAMAAT

for a VARIANCE of the Zoning Local Law to Permit:

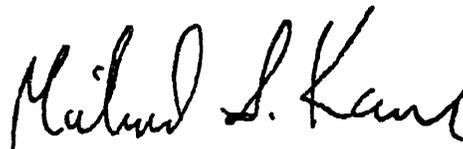
Request for 11 ft. Rear Yard Setback for proposed deck at 15 San Giacomo Drive

being a VARIANCE of Section 48-12 Use/Bulk Tables R-4 zone Column G-8

for property located at: 15 San Giacomo Drive - New Windsor, NY

known and designated as tax map Section 75 Block 1 Lot 5

**PUBLIC HEARING will take place on October 27th, 2003
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York
beginning at 7:30 P.M.**



Michael Kane, Chairman



Town of New Windsor

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

Assessor's Office

September 25, 2003

Socorro Mamat
15 San Giacomo Drive
New Windsor, NY 12553

Re:75-1-5 ZBA#03-43

Dear Mrs. Mamat:

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

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

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

Sincerely,

J. Todd Wiley BAW

J. Todd Wiley, IAO
Sole Assessor

JTW/baw
Attachments

CC:Myra Mason, ZBA

4-1-49,31
Board of Cooperative Educational Services
Montgomery, NY 12549

4-2-20
Newburgh Enlarged City School District
C/o E. Philips
124 Grand Street
Newburgh, NY 12550

7-1-31
Warmers Antonia ETAL
C/o Catherine Warmers
114 Old Route 9
Fishkill, NY 12524

7-1-32
Rosemary Gutheil
446 Union Ave
New Windsor, NY 12553

75-1-1
William & Enid Herrman
23 San Giacomo Drive
New Windsor, NY 12553

75-1-2
Kevin & Ann McCormack
21 San Giacomo Drive
New Windsor, NY 12553

75-1-3
Mathew & Milica Awshee
19 San Giacomo Drive
New Windsor, NY 12553

75-1-4
Luisa Jerez
17 San Giacomo Drive
New Windsor, NY 12553

75-1-6
Ilene & Fredric Rabinowe
13 San Giacomo Drive
New Windsor, NY 12553

75-1-7
Marilyn Berman
11 San Giacomo Drive
New Windsor, NY 12553

75-1-8
Thomas & Pamela Elia
9 San Giacomo Drive
New Windsor, NY 12553

75-1-9
William & Camille Pfeuffer
7 San Giacomo Drive
New Windsor, NY 12553

75-1-10
Vishnu & Kailas Patel
2003 Amberehase Drive
McDounough, Ga 30253

75-1-11
Mario Martinez
3 San Giacomo Drive
New Windsor, NY 12553

75-1-13
Havlror & Lynne Koch
436 Union Ave
New Windsor, NY 12553

75-1-14
Emilia Trotta
438 Union Ave
New Windsor, NY 12553

75-1-15
Frank & Carmen Ortiz,
Philip & Mabel Cataldo
32 Keats Drive
New Windsor, NY 12553

75-1-16
Ediberto & Nancy Soto
34 Keats Drive
New Windsor, NY 12553

75-1-17
Jeffrey & Susan Irwin
36 Keats Drive
New Windsor, NY 12553

75-1-18
Paul & Jacqueline Cuomo
38 Keats Drive
New Windsor, NY 12553

75-1-19
John & Brenda Gillen
40 Keats Drive
New Windsor, NY 12553

75-1-20
Leonard & Linda Karp
42 Keats Drive
New Windsor, NY 12553

75-1-21
Michael & Lucrecia Pisacreta
44 Keats Drive
New Windsor, NY 12553

75-1-22
Miguel & Theresa Garcia
46 Poe Ct.
New Windsor, NY 12553

75-1-23
Robert & Frances Reid
48 Poe Ct.
New Windsor, NY 12553

75-1-24
Lino & Betty Casteluche
50 Poe Ct.
New Windsor, NY 12553

75-1-25
Marcelliano & Noella Velez
52 Keats Drive
New Windsor, NY 12553

75-1-26
Anthony & Anne Crapanzano
202 Melville Drive
New Windsor, NY 12553

75-1-27
Melania Rijfkgogel
204 Melville Drive
New Windsor, NY 12553

75-2-1
Vincent & Bettina Iorio
31 Keats Drive
New Windsor, NY 12553

75-2-2
Raymond & Elizabeth Colonnelli
33 Keats Drive
New Windsor, NY 12553

75-2-3
Thomas & Janice Acunzo
37 Keats Drive
New Windsor, NY 12553

75-2-4
Pope & Dimitrios Mylonas
41 Keats Drive
New Windsor, NY 12553

75-2-5
Christopher & Barbara Dursley
43 Keats Drive
New Windsor, NY 12553

75-2-6
Edmund & Nancy Morrison
45 Keats Drive
New Windsor, NY 12553

75-2-7
Mitchell & Toni Ann Greig
51 Keats Drive
New Windsor, NY 12553

75-28
Stanley & Halina Zielinski
53 Keats Drive
New Windsor, NY 12553



Town of New Windsor

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

Assessor's Office

September 25, 2003

Socorro Mamat
15 San Giacomo Drive
New Windsor, NY 12553

Re:75-1-5 ZBA#03-43

Dear Mrs. Mamat:

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

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

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

Sincerely,

J. Todd Wiley BAW

**J. Todd Wiley, IAO
Sole Assessor**

**JTW/baw
Attachments**

CC:Myra Mason, ZBA

TOWN OF NEW WINDSOR

REQUEST FOR NOTIFICATION LIST

DATE: 09-23-2003 PROJECT NUMBER: ZBA# 03-43 P.B. # _____

APPLICANT NAME: VINCENTE & SOCORRO MAMAAT

PERSON TO NOTIFY TO PICK UP LIST:

SOCORRO MAMAAT
15 SAN GIACOMO DRIVE
NEW WINDSOR, NY 12553

TELEPHONE: 863-1915

TAX MAP NUMBER: SEC. 75 BLOCK 1 LOT 5
SEC. _____ BLOCK _____ LOT _____
SEC. _____ BLOCK _____ LOT _____

PROPERTY LOCATION: 15 SAN GIACOMO DRIVE
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

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

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

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



NEW WINDSOR ZONING BOARD XXX

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



AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1880

TOTAL CHARGES: _____



Town of New Windsor

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

ZONING BOARD OF APPEALS

September 25, 2003

Ms. Socorro Mamat
15 San Giacomo Drive
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-43

Dear Ms. Mamat:

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

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

15 San Giacomo Drive
New Windsor, NY

is scheduled for the October 27th, 2003 agenda.

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

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm



Town of New Windsor

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

ZONING BOARD OF APPEALS

September 10, 2003

Socorro Mamat
15 San Giacomo Drive
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-43

Dear Mr. & Mrs. Mamat:

This letter is to inform you that you have been placed on the September 22nd, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

15 San Giacomo Drive
New Windsor, NY

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

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 09/09/03

FOR: 03-43 ESCROW

FROM: SOROCCO MAMAAT
15 SAN GIACOMO DRIVE
NEW WINDSOR, NY 12553

CHECK NUMBER: 1879

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

9/12/03

DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

ZBA # 03-43

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

**RECEIPT
#876-2003**

09/11/2003

Mamaat, Socorro

**Received \$ 50.00 for Zoning Board Fees, on 09/11/2003. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

(845) 863-1915
SOCORRO MAMAAT
VICENTE L. MAMAAT, JR.
15 SAN GIACOMO DR.
NEW WINDSOR, NY 12553

55-150/212
2164040392
Date 9/3/03
1878

Pay to the order of TOWN OF NEW WINDSOR \$ 50.00
Fifty Dollars

HUDSON UNITED BANK HUB
Washington Office
21 East Main St.
Washington, NY 10992
www.hudsonunitedbank.com

Memo APPLICATION FEE Shumamae
⑆021201503⑆ 2164040392⑈1878

(845) 863-1915
SOCORRO MAMAAT
VICENTE L. MAMAAT, JR.
15 SAN GIACOMO DR.
NEW WINDSOR, NY 12553

55-150/212
2164040392
Date 9/3/03
1879

Pay to the order of TOWN OF NEW WINDSOR \$ 300.00
Three hundred Dollars

HUDSON UNITED BANK HUB
Washington Office
21 East Main St.
Washington, NY 10992
www.hudsonunitedbank.com

Memo ESROW Shumamae
⑆021201503⑆ 2164040392⑈1879

(845) 863-1915
SOCORRO MAMAAT
VICENTE L. MAMAAT, JR.
15 SAN GIACOMO DR.
NEW WINDSOR, NY 12553

55-150/212
2164040392
Date 9/3/03
1880

Pay to the order of TOWN OF NEW WINDSOR \$ 25.00
Twenty five Dollars

HUDSON UNITED BANK HUB
Washington Office
21 East Main St.
Washington, NY 10992
www.hudsonunitedbank.com

Memo REP. PUBLIC HEARINGS Shumamae
⑆021201503⑆ 2164040392⑈1880



TOWN OF NEW WINDSOR

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



ZONING BOARD PROCEDURES

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

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

RESIDENTIAL: (Three Separate Checks Please)	
APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00
MULTI-FAMILY: (Three Separate Checks Please)	
APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00
COMMERCIAL: (Three Separate Checks Please)	
APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00
INTERPRETATION: (Three Separate Checks Please)	
APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

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

*

ESCROW

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

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

**

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

APPROXIMATE COST FOR
PUBLIC HEARING LIST:

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

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

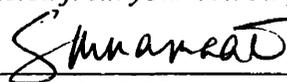
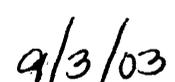
FOLLOWING YOUR PRELIMINARY MEETING, THE ZONING BOARD SECRETARY WILL ORDER YOUR "PUBLIC HEARING LIST" FROM THE ASSESSOR'S OFFICE.

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

NOTE:

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

*** * MUST READ AND SIGN * ***

<i>I UNDERSTAND THAT I WILL BE BILLED DIRECTLY FOR MY "LEGAL NOTICE" TO BE PUBLISHED IN THE SENTINEL NEWSPAPER FOR MY PUBLIC HEARING....(this charge is not deducted from your escrow posted).</i>	
	
SIGNATURE	DATE

NOTE:

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

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

APPLICATION FOR VARIANCE - continued

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

Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.			
Reqd. Side Yd.			
Reqd. Rear Yd.	40 ft.	29 ft.	11 ft.
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

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

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE - continued

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

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

I need to have a deck on an existing kitchen patio deck which is located on the 2nd level of the house. for safety reasons; it being 10 to 12 ft. above ground level. Furthermore said deck was existed when we bought the house & is a vital part of safety for my family.

PLEASE NOTE:

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

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-

XIII. ATTACHMENTS REQUIRED:

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- Copies of signs with dimensions and location.
- Three checks: **(each payable to the TOWN OF NEW WINDSOR)**
 - One in the amount of \$ 300.00 or 500.00 , (escrow)
 - One in the amount of \$ 50.00 or 150.00 , (application fee)
 - One in the amount of \$ 25.00 , (Public Hearing List Deposit)
- Photographs of existing premises from several angles. **(IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR(4) SETS OF THE PHOTOS.)**

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

3rd day of Sept 2003,

Nora Knapp
Signature and Stamp of Notary

S. MAMAAT

Owner's Signature (Notarized)

SOCORRO M. MAMAAT

Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PLEASE NOTE:

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

NORA KNAPP
Notary Public, State of New York
Qualified in Orange County
Notary Reg. No. 4832491
Commission Expires 4-30-07

COMPLETE THIS PAGE