

**ZB# 03-44**

**Lawrence Reis**

**42-2-1**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553  
*Granted 11-10-03*

ZBA #03-44 LAWRENCE REIS - AREA  
22 WILLOW LANE (42-2-1)







# 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

March 15, 2004

Mr. Lawrence Reis  
22 Willow Lane  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-44 (42-2-1)

Dear Mr. Reis:

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

**Lawrence & Mary Margaret Reis**

**AREA**

CASE #03-44  
-----X

**WHEREAS, Lawrence Reis**, owner(s) of 22 Willow Lane, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 20 ft. Front Yard Setback for proposed screen porch (Use: A-6) at 22 Willow Lane in an R-4 Zone;

**WHEREAS**, a public hearing was held on November 10, 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 property located at the intersection of two roadways so that it legally has two front yards, although it appears to visually have one.
  - (c) The applicant seeks to build an addition on the property. This addition would not create any water runoff or divert the flow of drainage or create the ponding or collection of drainage water.

(d) The applicant will not be removing any trees or substantial vegetation.

(e) In size and appearance, the proposed addition will be similar in size and appearance to other such structures in the neighborhood.

**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).

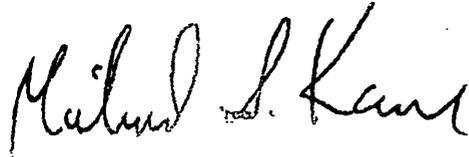
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 20 ft. Front Yard Setback for proposed screen porch (Use: A-6) at 22 Willow Lane 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: November 10, 2003

A handwritten signature in cursive script, appearing to read "Michael S. Kaur".

---

Chairman

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

**COPY**

**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: September 10, 2003**

**APPLICANT: Lawrence & Mary Mararet Reis  
22 Willow Lane  
New Windsor, NY 12553**

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 9/9/2003**

**FOR : Proposed screen porch**

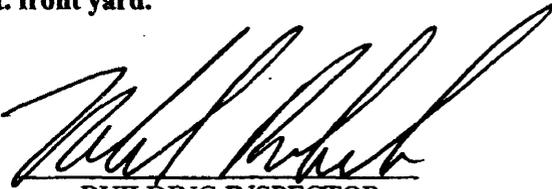
**LOCATED AT: 22 Willow Lane**

**ZONE: R-4 Sec/Blk/ Lot: 42-2-1**

**DESCRIPTION OF EXISTING SITE: SBL# 42-2-1**

**IS DISAPPROVED ON THE FOLLOWING GROUNDS:**

- 1. Proposed screen porch is required to have a 35ft. front yard.**

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4 USE: A6

Bulk Tables

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

35'

15'

20'

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:

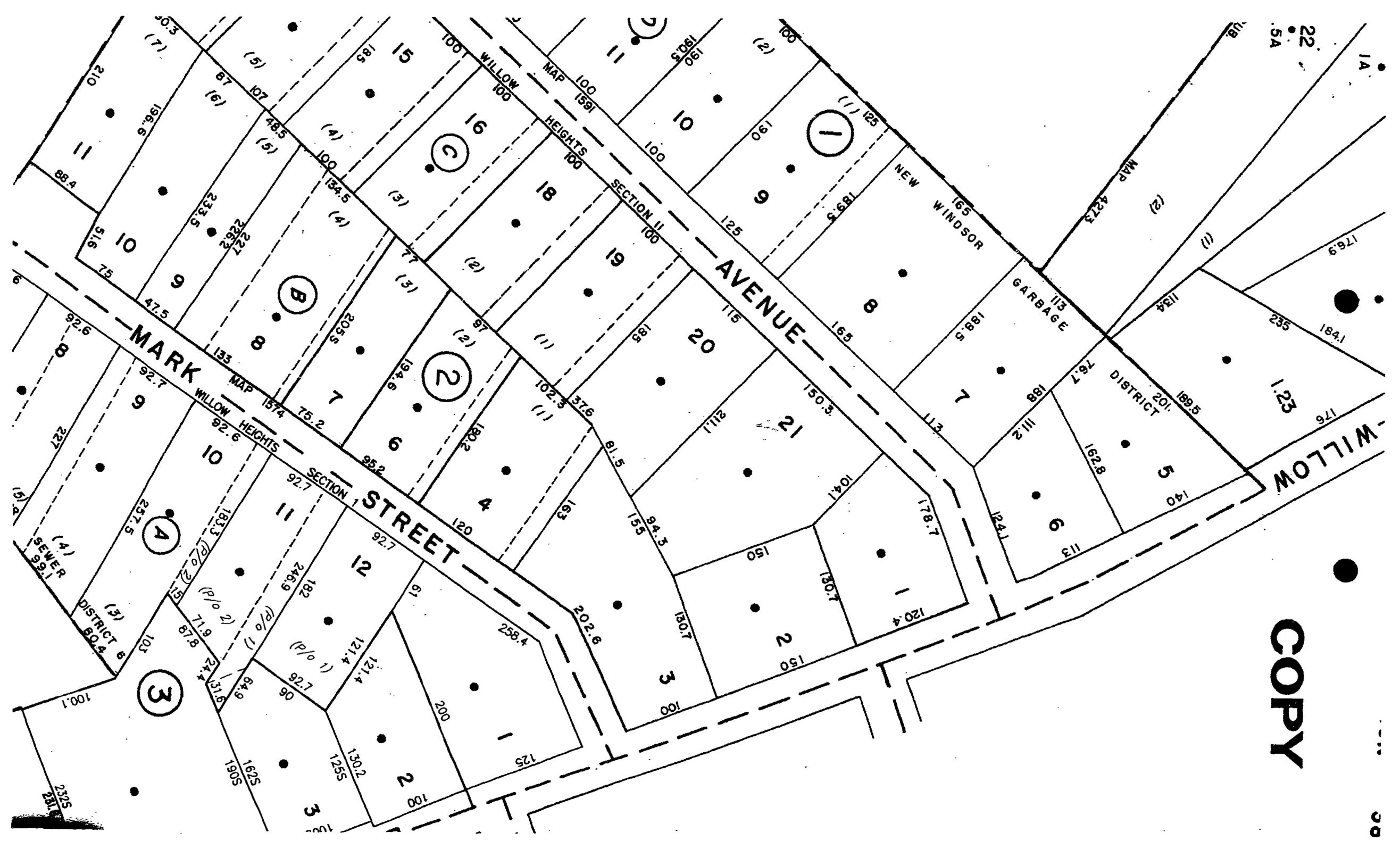
DEV COVERAGE:

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

RECEIVED  
TOWN OF NEW MILFORD  
SEP - 9 2003  
ENGINEER & PLANNING

**APPROVED**

03-44



COPY

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

**COPY**

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 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 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 pond 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 percolation 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 there is no fee for this.

RECEIVED

SEP 08 2003

IWD of New Jersey  
Building to be completed at this time. Well water test required and engineer's certification letter for septic system required.

FOR OFFICE USE ONLY:  
Building Permit #: 2003-1132

**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 LAWRENCE & MARY M. REIS

Address 22 WILLOW LAKE, NEW WINDSOR, N.J. 07053 Phone # 845-565-3458

Mailing Address SAME Fax # \_\_\_\_\_

Name of Architect \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Name of Contractor RICHARD WEAVER

Address 189 RILEY ROAD NEW WINDSOR N.Y. 12553 Phone 845-567-0930

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 \_\_\_\_\_ 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 \_\_\_\_\_

X 3. Tax Map Description: Section 42 Block 2 Lot 1

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 SCREENED IN PORCH

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

6. Is this a corner lot? Yes 17 30 X 20 Screened-in porch

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

ZONING BOARD

**PAID**  
(Cash)

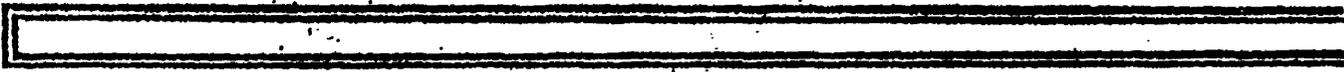
ZONING BOARD

1/1  
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 Liel & Louis Kryshear**  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 583-4818  
(845) 583-4885 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 owner in connection with this application.

X Michael L. Babcock  
(Signature of Applicant)

22 WILLOW LAKE NEW WINDSOR NY 12553  
(Address of Applicant)

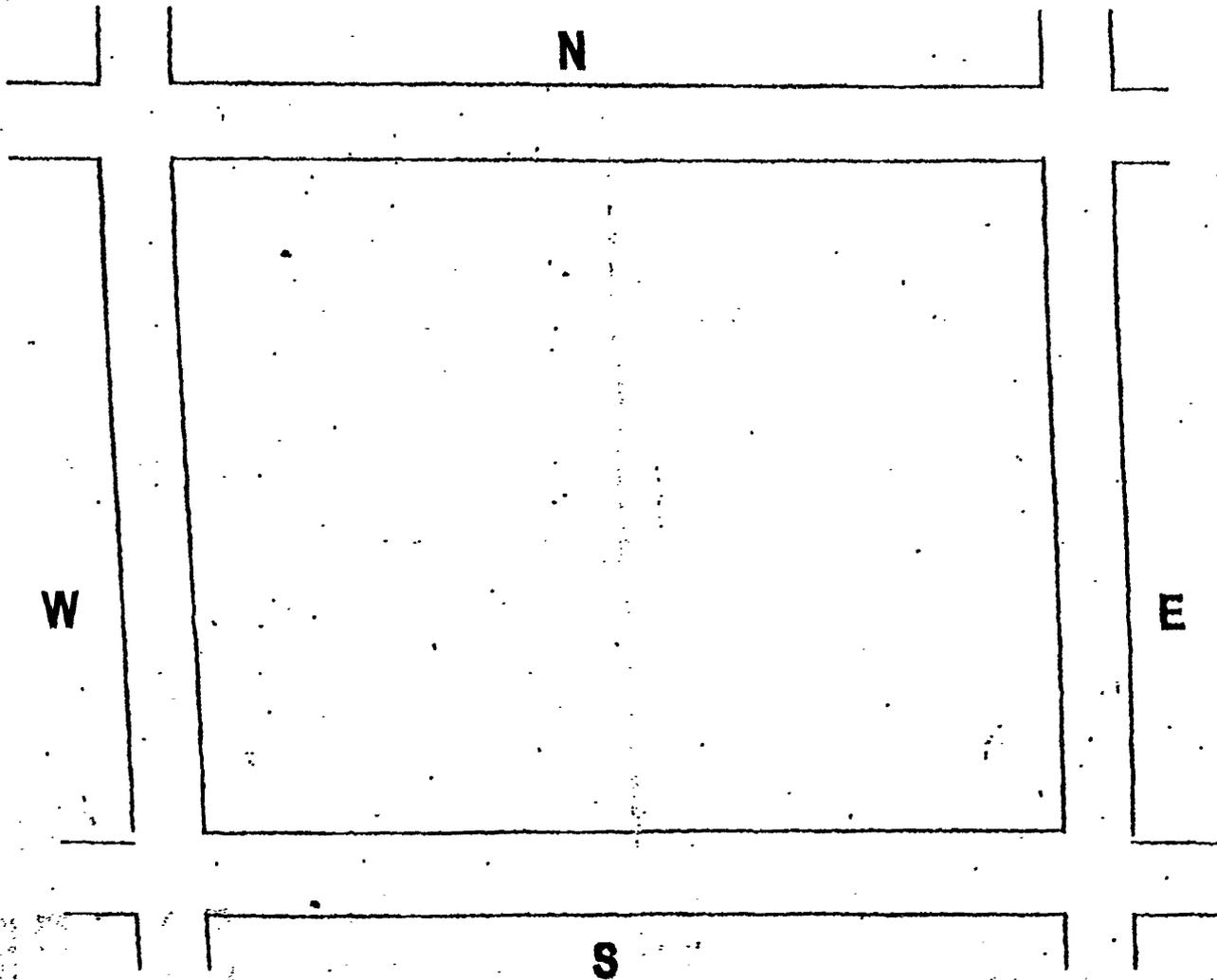
X Michael L. Babcock  
(Owner's Signature)

22 WILLOW LAKE NEW WINDSOR N.Y. 12553

**PLOT PLAN**

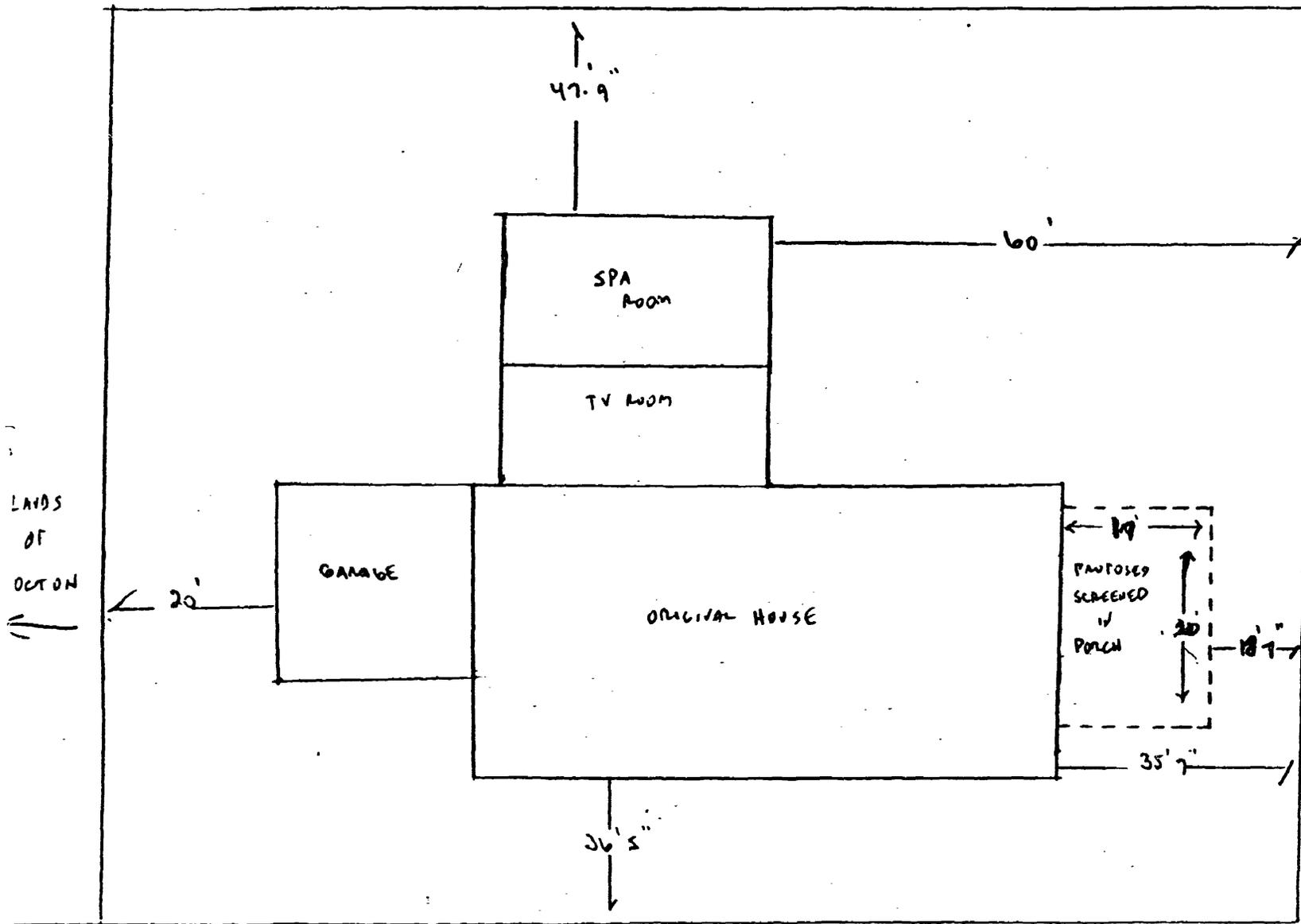
**NOTE:**

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



W

LANDS OF EVANS ↑



LANDS OF OGDON ←

LADNIS AVENUE

N

WILLOW LAKE

E



**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: JANUARY 13, 2004**  
**SUBJECT: ESCROW REFUND - REIS 03-44**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 203.00 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #03-44**

**NAME & ADDRESS:**

**LAWRENCE REIS  
22 WILLOW LANE  
NEW WINDSOR, NY 12553**

**THANK YOU,**

**MYRA**

**L.R. 1/13/2004**



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



FILE #03-44      TYPE: AREA

APPLICANT:  
LAWRENCE REIS

TELEPHONE:    565-3458

RESIDENTIAL:	\$ 50.00	CHECK #	<u>3454</u>
COMMERCIAL	\$ 150.00	CHECK #	_____
INTERPRETATION	\$ 150.00	CHECK #	_____

ESCROW:            RESIDENTIAL \$300.00      CHECK # 3456

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

<u>DISBURSEMENTS:</u>		<u>MINUTES</u> \$4.50 / PAGE	<u>ATTORNEY</u> <u>FEE</u>
PRELIMINARY:	<u>3</u>	PAGES	\$ <u>13.50</u>
2 <sup>ND</sup> PRELIMINARY:	_____	PAGES	\$ _____
PUBLIC HEARING:	<u>3</u>	PAGES	\$ <u>13.50</u>
PUBLIC HEARING:	_____	PAGES	\$ _____
	TOTAL:	\$ <u>27.00</u>	\$ <u>70.00</u>

\*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*   \*

ESCROW POSTED:	\$ 300.00
LESS: DISBURSEMENTS:	\$ <u>97.00</u>
AMOUNT DUE:	\$
REFUND DUE:	\$ <u>203.00</u>

L.R. 1-13-04

PUBLIC HEARINGS:

LAWRENCE REIS (03-44)

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

MR. KANE: Request for 20 ft. front yard setback for proposed screen porch (Use: A-6) at 22 Willow Lane in an R-4 zone. Michael, you're going to abstain?

MR. REIS: I believe that would be in the best interest.

MR. KANE: So be it. Okay, Mr. Reis, once again, tell us what you want to do.

MR. L. REIS: I would like to add a room on the Lanis Avenue side of our home which would be no bigger than 20 feet by 17 feet, 17 being the perpendicular and 20 being parallel to the existing home.

MR. KANE: Part of the reason you're here is because you have two front yards.

MR. L. REIS: I have two front yards, I'm being penalized.

MR. KRIEGER: Although it appears visually to only have one front yard already.

MR. L. REIS: Exactly.

MR. KANE: Creating any water runoffs?

MR. L. REIS: No.

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

MR. L. REIS: No.

MR. KANE: And it will be similar in size to other decks or screened porches in the neighborhood?

MR. L. REIS: Yes.

MR. KRIEGER: In size and appearance?

MR. L. REIS: And appearance, it will match our home.

MR. KANE: I'll ask if there 's anybody in the audience that would like to speak on this issue? We'll open it up to the public. Seeing that there are none at this point, we'll ask Myra how many mailings we had.

MS. MASON: On October 20, 59 addressed envelopes containing the notice of public hearing were mailed out and no responses.

MR. KANE: Gentlemen, any further questions?

MR. RIVERA: Accept a motion?

MR. KRIEGER: Close the public hearing.

MR. KANE: I'll close the public hearing. Public hearing is closed.

MR. RIVERA: Accept a motion?

MR. KANE: Yes, I will, sir.

MR. RIVERA: Move we grant Mr. Lawrence Reis his requested 20 foot front yard setback for proposed screened porch at 22 Willow Lane.

MR. MINUTA: Second it.

ROLL CALL

November 10, 2003

26

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

ABSTAIN  
AYE  
AYE  
AYE







# Town of New Windsor

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

## Assessor's Office

September 23, 2003

Lawrence Reis  
22 Willow Lane  
New Windsor, NY 12553

Re: 42-2-1 ZBA#03-44

Dear Mr. Reis:

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,

J. Todd Wiley, IAO  
Sole Assessor

JTW/baw  
Attachments

CC: Myra Mason, ZBA

Nov 10th  
P. H.

59

35-1-50  
Stephen & Faith Kuprych  
279 Windsor Highway  
New Windsor, NY 12553

35-1-51  
Agnes Cavalari  
89 Bethlehem Road  
New Windsor, NY 12553

35-1-52  
Scott & Lisa Promavera-Rollo  
287 Windsor Highway  
New Windsor, NY 12553

38-3-28  
Albert & Dorothy Nickel  
9 Harth Drive  
New Windsor, NY 12553

38-3-29  
Philip & Helga Stoekel  
7 Harth Drive  
New Windsor, NY 12553

38-3-30  
Robert & Carol Bates  
5 Harth Drive  
New Windsor, NY 12553

38-3-31  
Jerry Illaria  
3 Harth Drive  
New Windsor, NY 12553

38-3-32  
Edward & Barbara Moody  
1 Harth Drive  
New Windsor, NY 12553

38-3-33  
Evelyn Negron & Kristopher Lopez  
19 Willow Lane  
New Windsor, NY 12553

38-3-34  
Joseph & Jacqueline Mott  
17 Willow Lane  
New Windsor, NY 12553

38-3-35  
Lucious & Diann Evans  
15 Willow Lane  
New Windsor, NY 12553

38-3-36  
Elizabeth Steinmetz-Villa  
(aka Steinmetz)  
13 Willow Lane  
New Windsor, NY 12553

38-3-37  
Joan White  
11 Willow Lane  
New Windsor, NY 12553

38-3-38  
Helen Johnson  
4 Willow Parkway  
New Windsor, NY 12553

38-3-39  
Ralph & Nancy Pecorelli  
6 Willow Parkway  
New Windsor, NY 12553

38-3-40  
Michael & Nancy Suttlehan  
8 Willow Parkway  
New Windsor, NY 12553

38-3-41  
John & Arline Hott  
10 Willow Parkway  
New Windsor, NY 12553

38-3-42  
Jack & Margaret Dabrusin,  
Dana Saintmire  
8 Dogwood Lane  
New Windsor, NY 12553

38-3-43  
Mary Ann & Daniel Stokes  
14 Willow Parkway  
New Windsor, NY 12553

38-4-8  
Robert & Eleonor Primavera  
11 Willow Parkway  
New Windsor, NY 12553

42-1-1.1  
Carlos Scheer  
38 Dogwood Hills Road  
Newburgh, NY 12550

42-1-1.21  
Sabatino & Jennie Martinisi  
273 Windsor Highway  
New Windsor, NY 12553

42-1-1.22  
Richard Harris  
275 Windsor Highway  
New Windsor, NY 12553

42-1-1.23  
Salvatore & Mary Accola  
14 Willow Lane  
New Windsor, NY 12553

42-1-4  
Herman & Sally Ingram  
12 Willow Lane  
New Windsor, NY 12553

42-1-5  
Anne Hodash  
18 Willow Lane  
New Windsor, NY 12553

42-1-6  
William & Helen Blenderman  
20 Willow Lane  
New Windsor, NY 12553

42-1-7  
Paul & Joyce Etes  
4 Lannis Ave  
New Windsor, NY 12553

42-1-8  
Peter & Mary J. Fornal  
6 Lannis Ave  
New Windsor, NY 12553

42-1-9  
Philip McCarthy & Lori Schiffmar  
10 Lannis Ave  
New Windsor, NY 12553

42-1-10  
Giuseppe & Michelle Iacoviello  
12 Lannis Ave  
New Windsor, NY 12553

42-2-20  
Henry Donato  
7 Lannis Ave  
New Windsor, NY 12553

43-1-5  
Paul & Rebecca Gatt  
10 Harth Drive  
New Windsor, NY 12553

42-1-11  
Edward & Alicia Hughes  
14 Lannis Ave  
New Windsor, NY 12553

42-2-21  
Vincent & Nancy Evans  
5 Lannis Ave  
New Windsor, NY 12553

43-1-72  
Cecelia & Herbert Burroughs  
30 Spring Rock Road  
New Windsor, NY 12553

42-2-2  
Kathleen Nocton  
26 Willow Lane  
New Windsor, NY 12553

42-3-1  
Edward & Olive Jollie  
32 Willow Lane  
New Windsor, NY 12553

43-1-73  
Christopher & Virginia Negrinelli  
32 Spring Rock Road  
New Windsor, NY 12553

42-2-3  
Gilbert & Barbara Ferrero  
2 Mark Street  
New Windsor, NY 12553

42-3-2  
Nyoka Young  
36 Willow Lane  
New Windsor, NY 12553

43-1-74  
Martin & Dorothy Feldman  
34 Spring Rock Road  
New Windsor, NY 12553

42-2-4  
John & Lucille Faricellia  
6 Mark Street  
New Windsor, NY 12553

42-3-11  
Randy Day & Lavetta McCollum  
7 Mark Street  
New Windsor, NY 12553

43-1-75  
John & Patricia Luongo  
36 Spring Rock Road  
New Windsor, NY 12553

42-2-6  
Pierina & Angelo Zazzi  
8 Mark Street  
New Windsor, NY 12553

42-3-12  
Richard & Diane Storey  
5 Mark Street  
New Windsor, NY 12553

43-1-76  
James & Patti Crossetta  
31 Willow Lane  
New Windsor, NY 12553

42-2-7  
Joseph & Charlene Hunt  
10 Mark Street  
New Windsor, NY 12553

43-1-1  
David & Evelyn Garcia  
2 Harth Drive  
New Windsor, NY 12553

46-1-1  
Patricia Holder  
35 Willow Lane  
New Windsor, NY 12553

42-2-16  
John & Sylvia Fieldly  
13 Lannis Ave  
New Windsor, NY 12553

43-1-2  
Dennis & Susan Green  
4 Harth Drive  
New Windsor, NY 12553

46-1-2  
Ray Adams  
35 Spring Rock Road  
New Windsor, NY 12553

42-2-18  
Leonard & Linda De Witt  
11 Lannis Ave  
New Windsor, NY 12553

43-1-3  
Joseph & Joan Masi  
6 Harth Drive  
New Windsor, NY 12553

46-1-3  
Andrew & Liliana Schuyler  
33 Spring Rock Road  
New Windsor, NY 12553

42-2-19  
Joan Hess Trust  
C/o Barbara O'Hara, Trustee  
9 Lannis Ave  
New Windsor, NY 12553

43-1-4  
Henry & Marie Lampack  
8 Harth Drive  
New Windsor, NY 12553

**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. 03-44**

**Request of LAWRENCE REIS**

**for a VARIANCE of the Zoning Local Law to Permit:**

**Request for 20 ft. Front Yard Setback for proposed screen porch in an R-4 Zone**

**being a VARIANCE of Section USE A6**

**for property located at: 22 Willow Lane - New Windsor, NY**

**known and designated as tax map Section 42 Block 2 Lot 1**

**PUBLIC HEARING will take place on NOVEMBER 10, 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) 563-4615  
Fax: (845) 563-4695

## ZONING BOARD OF APPEALS

October 20, 2003

Mr. Lawrence Reis  
22 Willow Lane  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-44

Dear Mr. Reis:

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:

22 Willow Lane  
New Windsor, NY

is scheduled for the November 10th, 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

## REQUEST FOR NOTIFICATION LIST

DATE: 09-23-03 PROJECT NUMBER: ZBA# 03-44 P.B. # \_\_\_\_\_

APPLICANT NAME: LAWRENCE REIS

PERSON TO NOTIFY TO PICK UP LIST:

LAWRENCE REIS  
22 WILLOW LANE  
NEW WINDSOR, NY 12553

TELEPHONE: 565-4358

TAX MAP NUMBER:      SEC. 42      BLOCK 2      LOT 1  
                                 SEC. \_\_\_\_\_      BLOCK \_\_\_\_\_      LOT \_\_\_\_\_  
                                 SEC. \_\_\_\_\_      BLOCK \_\_\_\_\_      LOT \_\_\_\_\_

PROPERTY LOCATION: 22 WILLOW LANE  
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: 3455

TOTAL CHARGES: \_\_\_\_\_



RESULTS OF Z.B.A. MEETING OF: September 22, 2003

PROJECT: Lawrence Reis

ZBA # 03-44  
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) R S) M      VOTE: A \_\_\_ N \_\_\_  
RIVERA      A \_\_\_\_\_  
~~MCDONALD~~      \_\_\_\_\_  
REIS      A \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
MINUTA      A \_\_\_\_\_  
KANE      A \_\_\_\_\_

PUBLIC HEARING:      STATEMENT OF MAILING READ INTO MINUTES \_\_\_\_\_

VARIANCE APPROVED:      M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_ N \_\_\_.

RIVERA \_\_\_\_\_  
MC DONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_.  
REIS \_\_\_\_\_  
MINUTA \_\_\_\_\_  
KANE \_\_\_\_\_

Large empty rectangular box with a double-line border, intended for additional notes or signatures.

LAWRENCE REIS (#03-44)

MR. KANE: Request for 20 ft. front yard setback for proposed screen porch at 22 Willow Lane in an R-4 zone.

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

MR. M. REIS: I'd like to disclose that the applicant for this variance is my brother and he should be given no mercy.

MR. KANE: He looks like a nice guy. I don't know about you. Okay, Mr. Reis, tell us what you want to do.

MR. L. REIS: I'd like to put a screened-in porch on the northwestern side of my house which borders Lance Avenue out on the corner of Willow and Lance.

MR. KRIEGER: So Mike, he has, by law he has two front yards.

MR. BABCOCK: That's the problem.

MR. KANE: That's the only reason he's here?

MR. BABCOCK: That's correct.

MR. KANE: You'll be cutting down any trees or removing any substantial vegetation?

MR. L. REIS: Just shrubs, no trees.

MR. KANE: Creating any water hazards or runoffs?

MR. L. REIS: No.

MR. KANE: Going across any easements?

MR. L. REIS: No.

MR. KANE: Since it's in the front, will it in any way block the view of traffic in any way?

MR. L. REIS: No.

MR. KRIEGER: When you say it's shrubs, this vegetation isn't indigenous, just something for landscaping?

MR. L. REIS: Landscaping shrubs, I show it in the picture.

MR. REIS: For the record, Larry, can you let the board know what the dimensions of the deck are?

MR. L. REIS: Approximately 20 long to the house and 17 deep, that's approximate at this time.

MR. KANE: Will there be a doorway coming out from the home to the porch?

MR. L. REIS: It's not decided yet, from the home to the porch definitely, but from the porch out probably not.

MR. KANE: And if you didn't, if you did put that in and you didn't have a deck there, that would be considered a safety issue?

MR. L. REIS: Very definitely, yes.

MR. MINUTA: Mike, does the porch need egress?

MR. BABCOCK: We actually haven't got into that, Joe, at this point in time. Once he gets the variance and I'm sure it's going to need that, I don't know whether I misunderstood him but you're saying you may not have an outside door?

MR. L. REIS: May not, Mike.

MR. BABCOCK: You may have to by State Code and we'll discuss that through the building department once you get the variance, if you're required to, we won't give you the building permit unless you agreed to it.

MR. L. REIS: The wife wants it so--

MR. KANE: So you're all set up to go anyway. Gentlemen, any further questions?

MR. RIVERA: Accept a motion?

MR. KANE: Yes, I will.

MR. RIVERA: Make a motion that we set up Mr. Lawrence Reis for his requested 20 foot front yard setback for proposed screened porch at 22 Willow Lane.

MR. KANE: This is for a public hearing, correct?

MR. RIVERA: Yes.

MR. MINUTA: Second the motion.

ROLL CALL

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

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

**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 09-08-2003

FOR: ESCROW 03-44

FROM: LAWRENCE REIS  
22 WILLOW LANE  
NEW WINDSOR, NY 12553

CHECK NUMBER: 3456

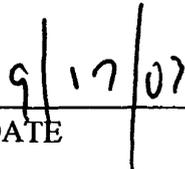
AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

NAME



DATE



PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

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

**RECEIPT  
#889-2003**

**09/17/2003**

**Reis, Lawrence  
22 Willow Lane  
New Windsor, NY 12553**

**Received \$ 50.00 for Zoning Board Fees, on 09/17/2003. Thank you for  
stopping by the Town Clerk's office.**

**As always, it is our pleasure to serve you.**

**Deborah Green  
Town Clerk**



# 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 16, 2003

Mr. Lawrence Reis  
22 Willow Lane  
New Windsor, NY 12553

**SUBJECT: REQUEST FOR VARIANCE #03-44**

Dear Mr. Reis:

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

22 Willow Lane  
New Windsor, NY

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

Very truly yours,

---

Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm



# TOWN OF NEW WINDSOR

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



## ZONING BOARD PROCEDURES

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

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

**RESIDENTIAL: (Three Separate Checks Please)**

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

**MULTI-FAMILY: (Three Separate Checks Please)**

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

**COMMERCIAL: (Three Separate Checks Please)**

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

**INTERPRETATION: (Three Separate Checks Please)**

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

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

\*

**ESCROW**

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

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

\*\*

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

RECEIVED  
TOWN OF NEW WINDSOR  
SEP - 9 2003  
ENGINEERING DEPT

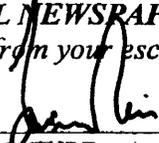
FOLLOWING YOUR PRELIMINARY MEETING, THE ZONING BOARD SECRETARY WILL ORDER YOUR "PUBLIC HEARING LIST" FROM THE ASSESSOR'S OFFICE.

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:**

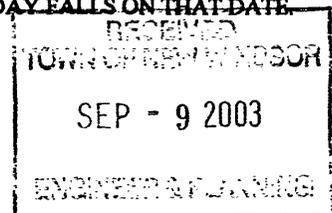
**IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.**

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

<b><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></b>	
	9.8.03
SIGNATURE	DATE

**NOTE:**

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



COMPLETE THIS PAGE

**03-44**



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

**APPLICATION FOR VARIANCE**

9.9.03                      Application Type: Use Variance  Area Variance   
Date    Sign Variance  Interpretation

I. **Owner Information:**    Phone Number: (845) 565-3458  
LAWRENCE & MARY M REIS    Fax Number: ( )  
(Name)  
22 WILLOW LAKE, WGS Windsor, N.Y. 12553  
(Address)

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

III. **Attorney:**    Phone Number: ( )  
\_\_\_\_\_  
(Name)    Fax Number: ( )  
\_\_\_\_\_  
(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:**    Phone Number (845) 567-0930  
RICHARD WENTER    Fax Number: ( )  
(Name)  
189 RILEY ROAD WGS Windsor N.Y. 12553  
(Address)

V. **Property Information:**  
Zone: R-4                      Property Address in Question: \_\_\_\_\_  
Lot Size: .417 ACM                      Tax Map Number: Section 42                      Block 2                      Lot 2  
a. What other zones lie within 500 feet? \_\_\_\_\_  
b. Is pending sale or lease subject to ZBA approval of this Application? no  
c. When was property purchased by present owner? 1980  
d. Has property been subdivided previously? no                      If so, When: \_\_\_\_\_  
e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? no  
f. Is there any outside storage at the property now or is any proposed? no

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

RECEIVED  
TOWN OF NEW WINDSOR  
SEP - 9 2003  
BY: [Signature]

**03-44**

COMPLETE THIS PAGE

**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)**

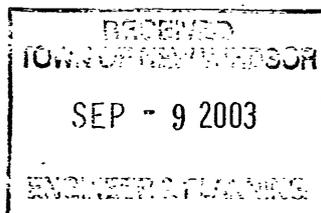
Area Variance requested from New Windsor Zoning Local Law,

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area			
Min. Lot Width			
Reqd. Front Yd.	35'	15'	20'
Reqd. Side Yd.			
Reqd. Rear Yd.			
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

\*Residential Districts Only

\*\*Non-Residential Districts Only

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



03-44

COMPLETE THIS PAGE

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.

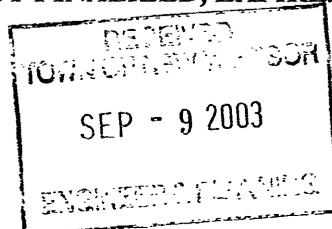
After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

- DESIRE TO CONSTRUCT A SIMPLE SCREENED IN PORCH ON THE  
NORTHWEST SIDE OF OUR HOME PLACES US IN A "FRONT YARD" VARIANCE  
NEED. IF WE WERE NOT A CORNER LOT, WHICH IN EFFECT CREATES  
A TWO FRONT YARD SITUATION, WE WOULD NEED ONLY A 15' CLEARANCE. WE  
SHOULD NOT BE PENALIZED FOR DESIRING WHAT OUR NEIGHBORS, WHO  
HAVE ONLY ONE FRONT YARD, COULD HAVE.
- THERE IS NO OTHER AREA ON OUR PROPERTY THAT THE PORCH COULD BE PLACED  
WHICH WOULD NOT CAUSE US TO SEEK A VARIANCE.
- REQUESTED VARIANCE OF APPROXIMATELY 20' (15) IS NOT SUBSTANTIAL AND  
NO UNDESIRABLE CONDITIONS WILL BE CREATED WITHIN THE NEIGHBORHOOD  
IF THE VARIANCE IS GRANTED.

*Plc*

**PLEASE NOTE:**

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



03-44

COMPLETE THIS PAGE

**XII. ADDITIONAL COMMENTS:**

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

**XIII. ATTACHMENTS REQUIRED:**

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

**XIV. AFFIDAVIT.**

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE )

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

Sworn to before me this:

12<sup>th</sup> day of Sept 2003,

*James Reis*  
Owner's Signature (Notarized)

James Reis  
Owner's Name (Please Print)

*Cheryl L. Canfield*  
Signature and Stamp of Notary

Applicant's Signature (If not Owner)

**PLEASE NOTE:**

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

CHERYL L. CANFIELD  
Notary Public, State of New York  
Qualified in Orange County  
#01CA6073319  
Commission Expires April 22, 2006

TOWN OF NEW WINDSOR  
SEP - 9 2003

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03-44