

**ZB# 03-53**

**Mark Goulet**

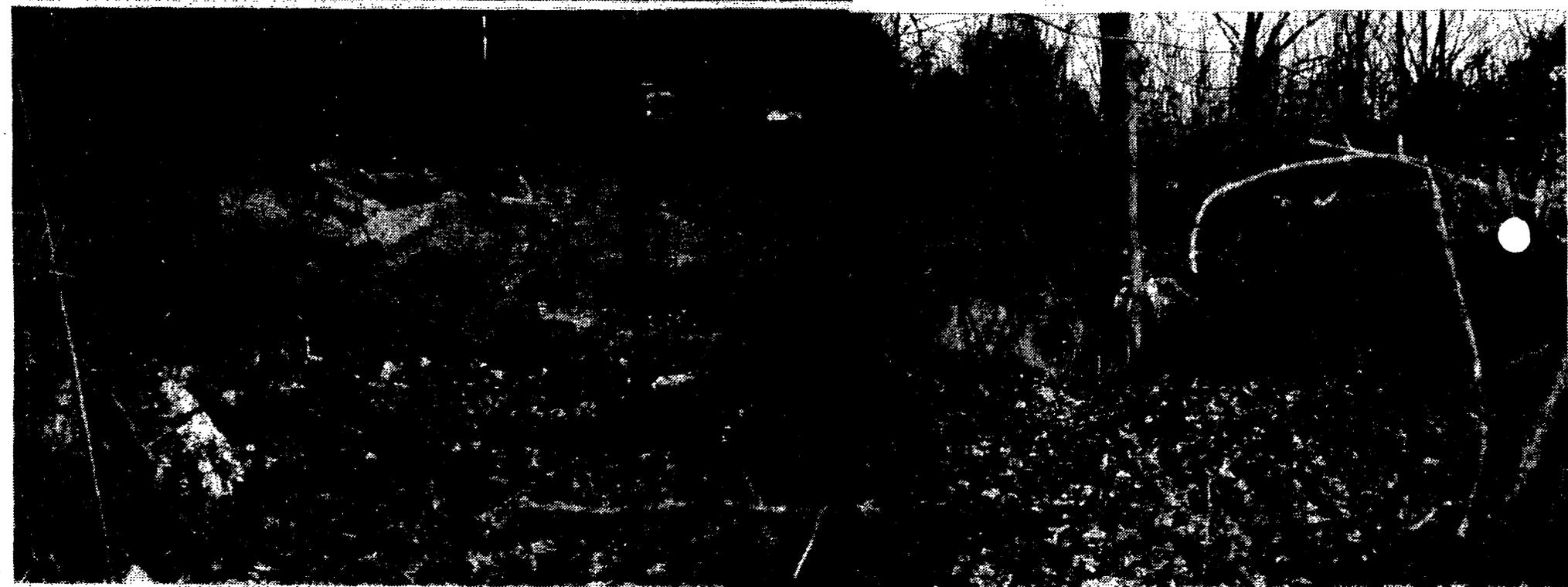
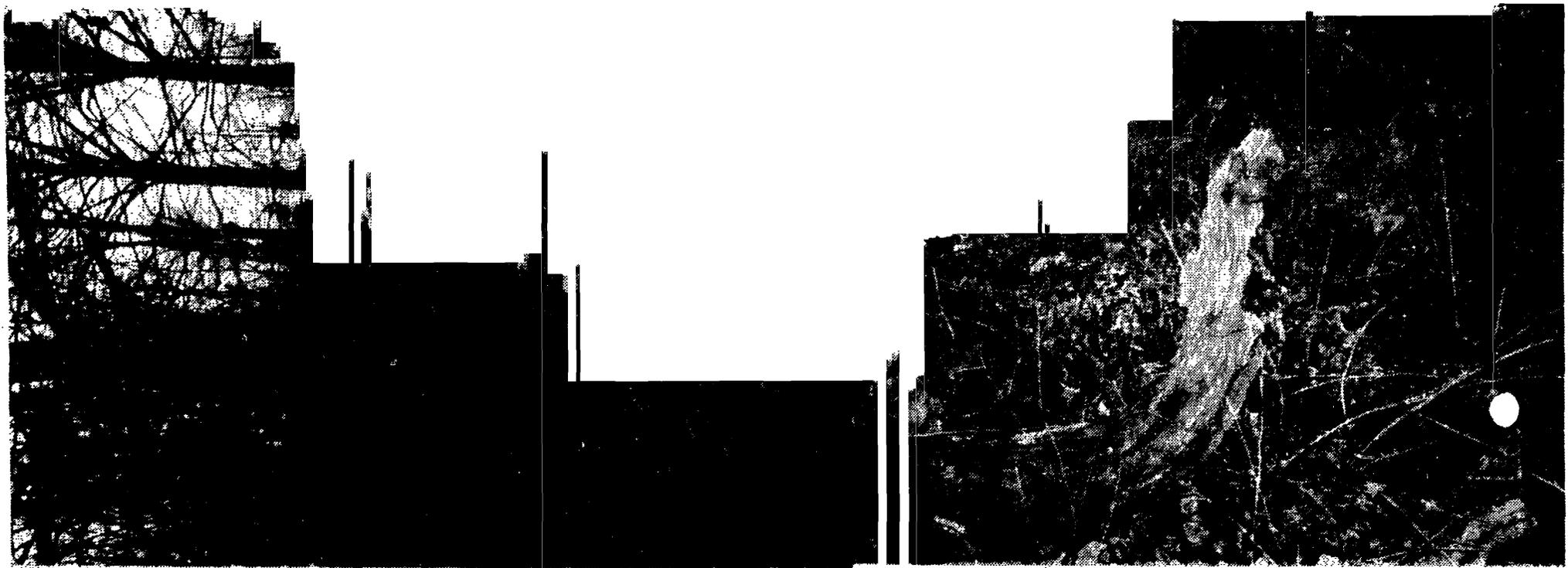
**58-2-13**

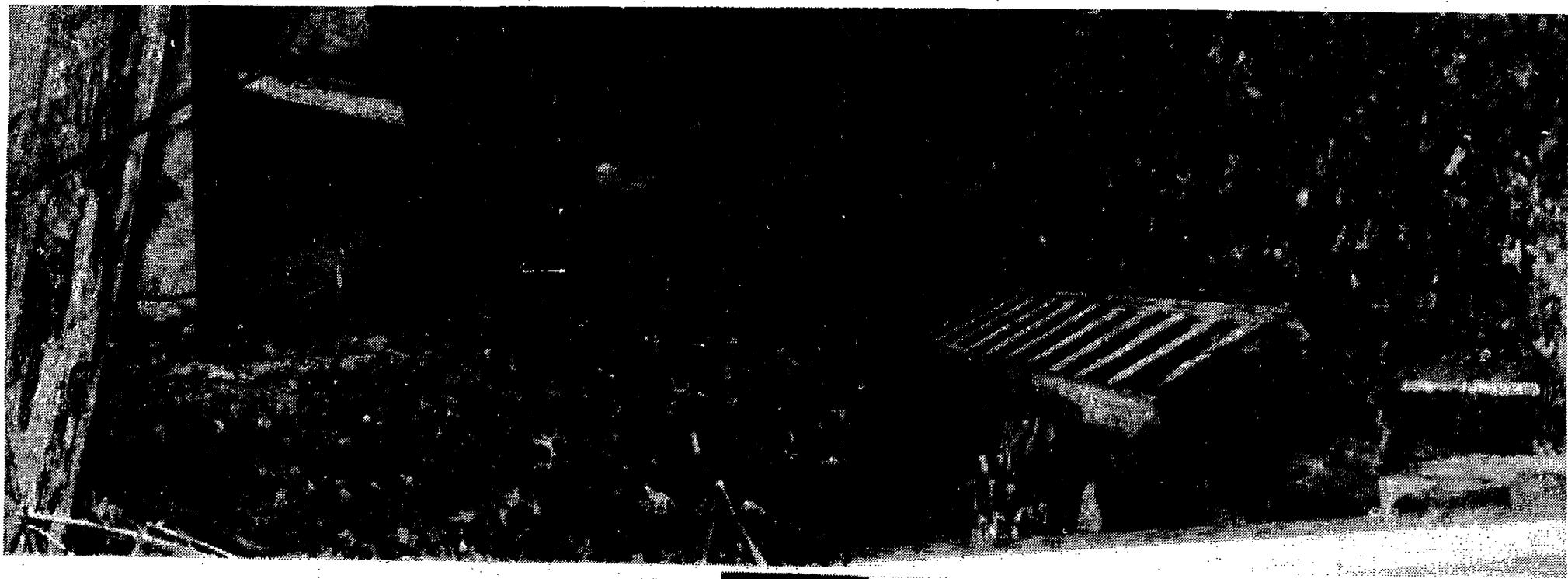
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553  
*Granted 12-8-03*

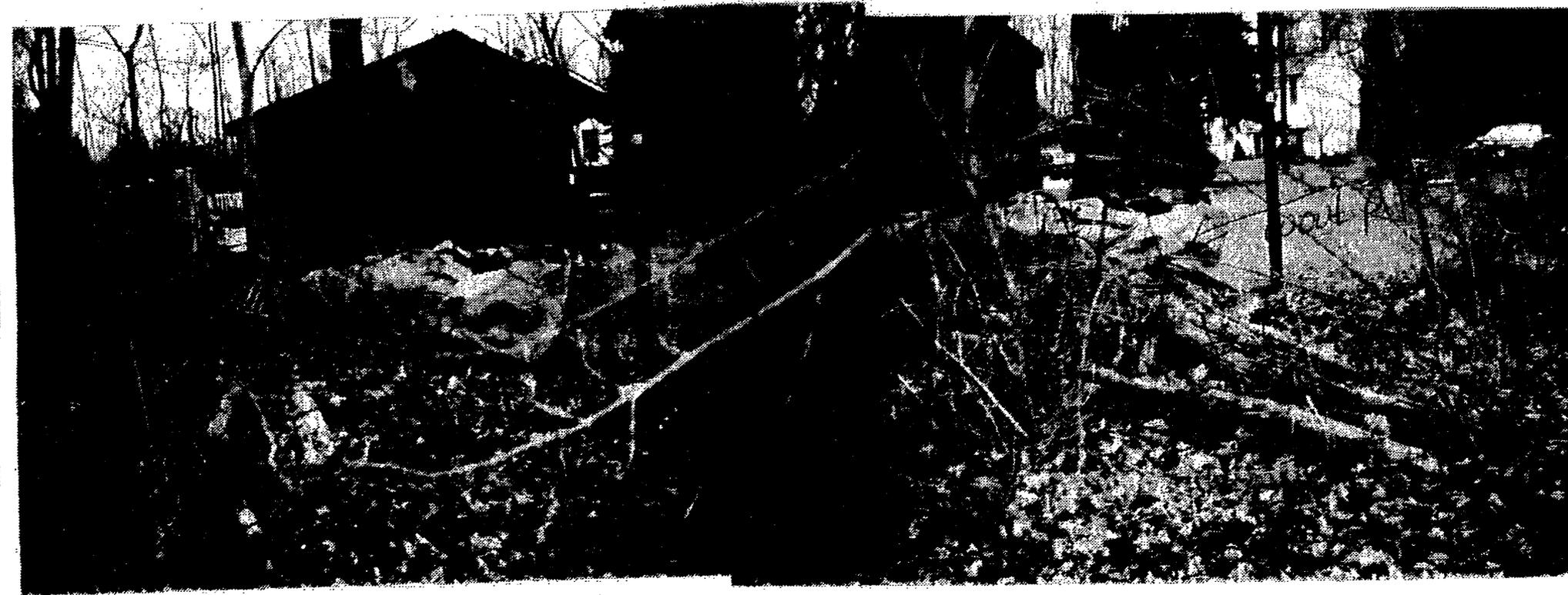
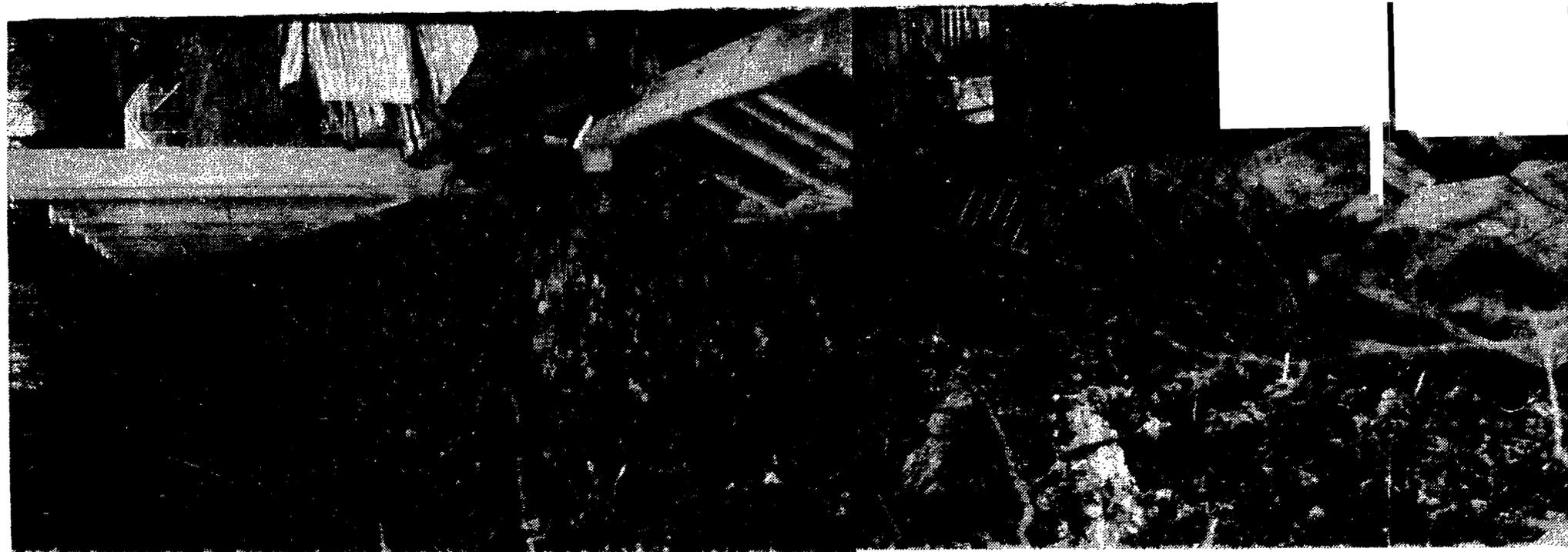
ZBA #03-53 MARK GOULET (AREA)  
19 HILLVIEW ROAD (S8-2-13)

Mark Goulet 496-7852



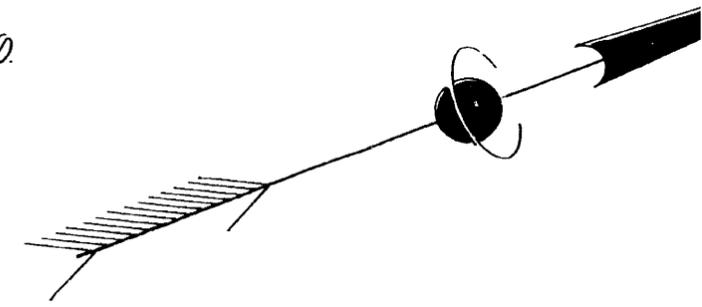
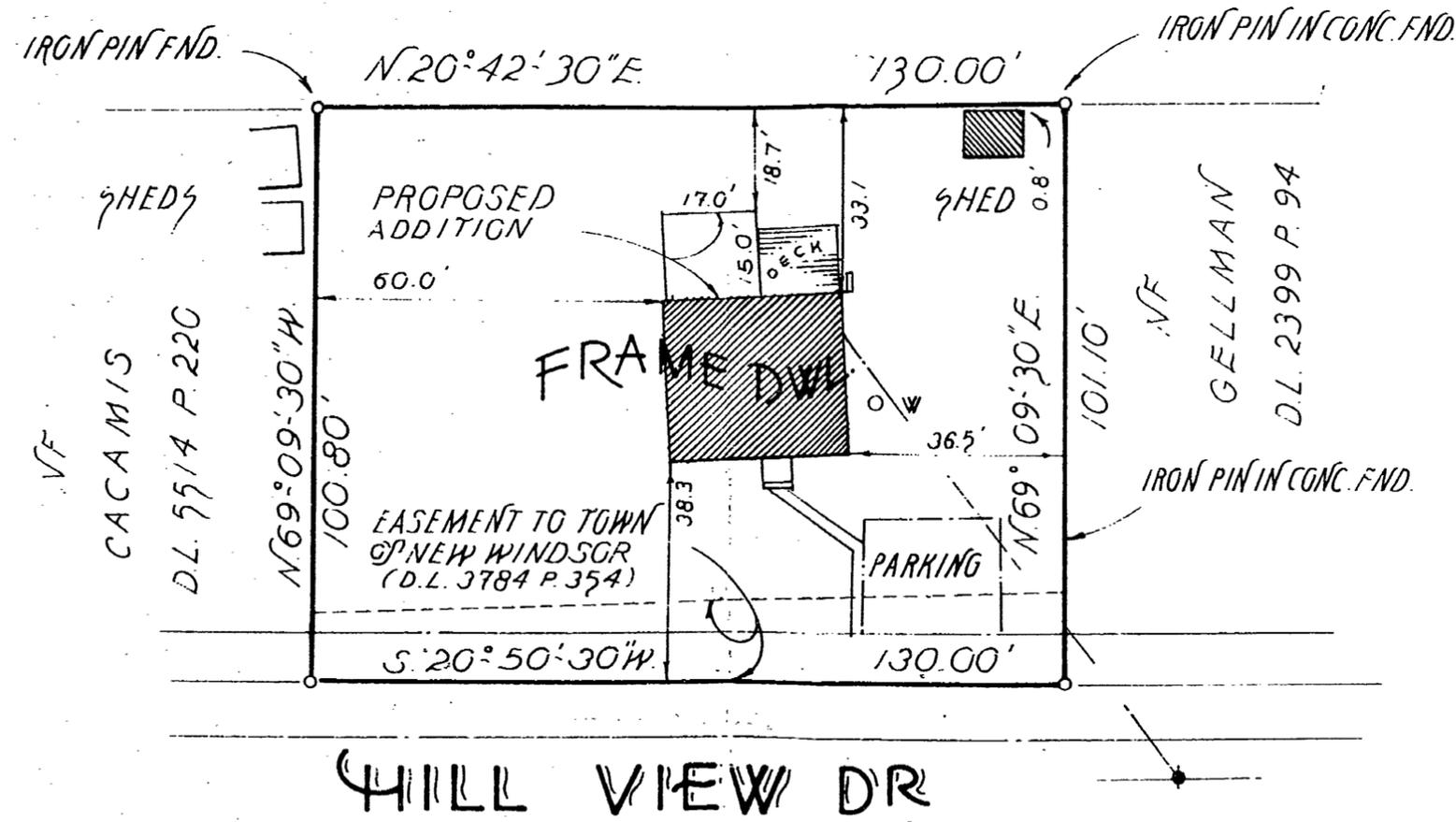






NF  
CAREY  
MAP NO 75-96

301 ACRE



SURVEY FOR



# 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

MARK GOULET  
19 Hill View Road  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-53 (58-2-13)

Dear Mr. Goulet:

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,

A handwritten signature in cursive script that reads "Myra Mason".

Myra Mason, Secretary to the  
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING

**MARK GOULET**

**AREA**

CASE #03-53

**WHEREAS, Mr. & Mrs. Mark Goulet**, owner(s) of 19 Hill View Road, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 21.3 ft. Rear Yard Setback for proposed addition (Use G-8) at 19 Hill View Road in an R-4 Zone and;

**WHEREAS**, a public hearing was held on December 8, 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 of the rear yard setback requirement for a proposed addition to the residential property.
  - (c) With the addition, if permitted, the house will be similar in size to the other homes in the neighborhood.

- (d) The applicants will not be cutting down any trees or removing any substantial vegetation to build the addition.
- (e) The addition will not create any water hazards or runoff, divert the flow of water drainage or create the ponding or collection of water.
- (f) The addition will not be over any easement including, but not limited to, water, sewer and utilities.
- (g) The property is so configured that some variance request would be necessary in order to allow the construction of any addition to the building.

**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).

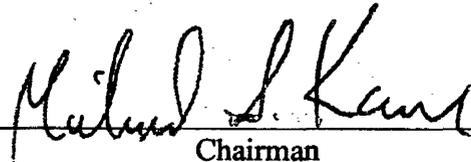
**NOW, THEREFORE, BE IT**

**RESOLVED**, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 21.3 ft. Rear Yard Setback for proposed addition (Use G-8) at 19 Hill View Road in an R-4 Zone and; 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: December 8, 2003

  
\_\_\_\_\_

Chairman

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

**COPY**

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

DATE: 10/17/03

APPLICANT: Mark Goulet  
19 Hill View Road  
New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Proposed 15x17 Addition

LOCATED AT: 19 Hill View Road

ZONE: R-4      Sec/Blk/ Lot: 58-2-13

DESCRIPTION OF EXISTING SITE:

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Proposed 15x17 attached rear addition will not meet minimum 40ft rear yard set-back.

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4     USE: G-8

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD: 40ft

18.7ft

21.3ft

REQ'D FRONTAGE:

MAX BLDG HT:

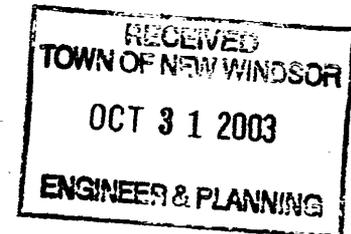
FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

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

**03-53**



# COPY

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 uncheduled 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 reworked 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 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 fee.
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

OCT 15 2003

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:  
Building Permit #: 2003-1259

**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 MARK and Maxine Gouhet

Address 19 Hill View Rd. New Windsor, N.Y. 12553 Phone # 845-496-7852

Mailing Address 19 Hill View Rd. New Windsor N.Y. 12553 Fax # \_\_\_\_\_

Name of Architect CHRISTOPHER J.P. COLLINS

Address 100 MURRAY AVE. GOSHEN, N.Y. 10924 Phone 845-615-8573

Name of Contractor WARWICK VALLEY CONSTRUCTION

Address P.O. BOX 124, WARWICK N.Y. 10990 Phone 845-742-7078

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

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

1. On what street is property located? On the NORTH WEST side of Hillview RD.  
and 300 feet from the intersection of Beaverbrook.  
(N, E or W)

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

3. Tax Map Description: Section 58 Block 2 Lot 13

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

a. Existing use and occupancy Dwelling b. Intended use and occupancy Dwelling - Family Room

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

6. Is this a corner lot? NO

7. Dimensions of entire new construction. Front 17' Rear \_\_\_\_\_ Depth 15' Height \_\_\_\_\_ No. of stories 1

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

Number of bedrooms 3 Baths 1 Toilets \_\_\_\_\_ Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air X Hot Water \_\_\_\_\_ # Garage, number of cars \_\_\_\_\_

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

10. Estimated cost 34,100 Fee \$50.00 **PAID**

Cash

Bldg Insp Examined

Building Inspector: Michael L. Busbeck  
Arch. Inspector: Frank Lutz & Louis Revell

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

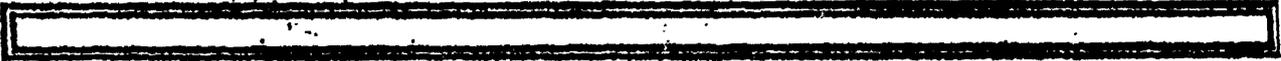
Date

\_\_\_\_\_  
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 Krysheer  
New Windsor Town Hall  
655 Union Avenue  
New Windsor, New York 12553  
(845) 863-4818  
(845) 863-4995 FAX

Big 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.

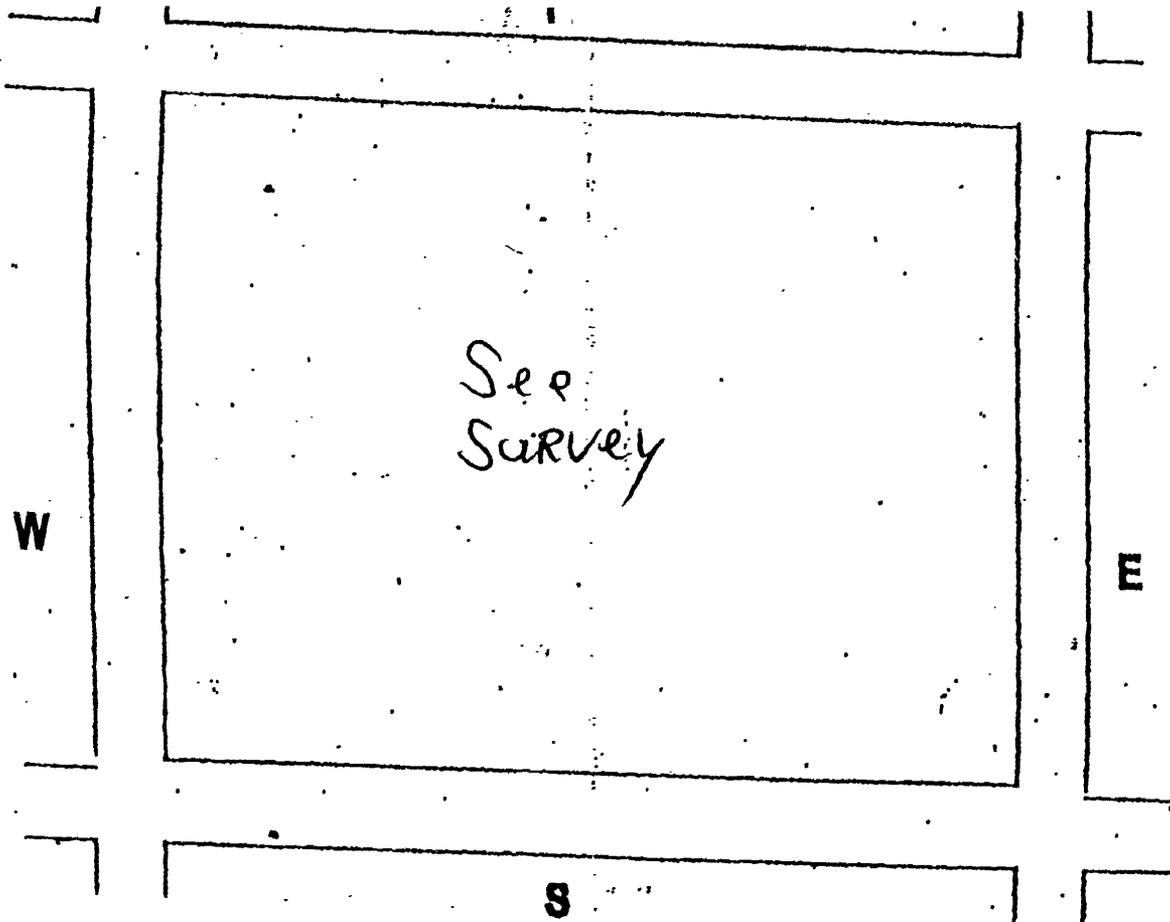
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of building, addition, or alterations, or for removal or demolition or use of property as herein described. 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.

Mark A. Goulet 19 Hill View RD, New Windsor, N.Y. 12553  
 (Signature of Applicant) (Address of Applicant)

Mark A. Goulet 19 Hill View RD, New Windsor, N.Y. 12553  
 (Owner's Signature) (Owner's Address)

**PLOT PLAN**

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



LAND

**COPY**

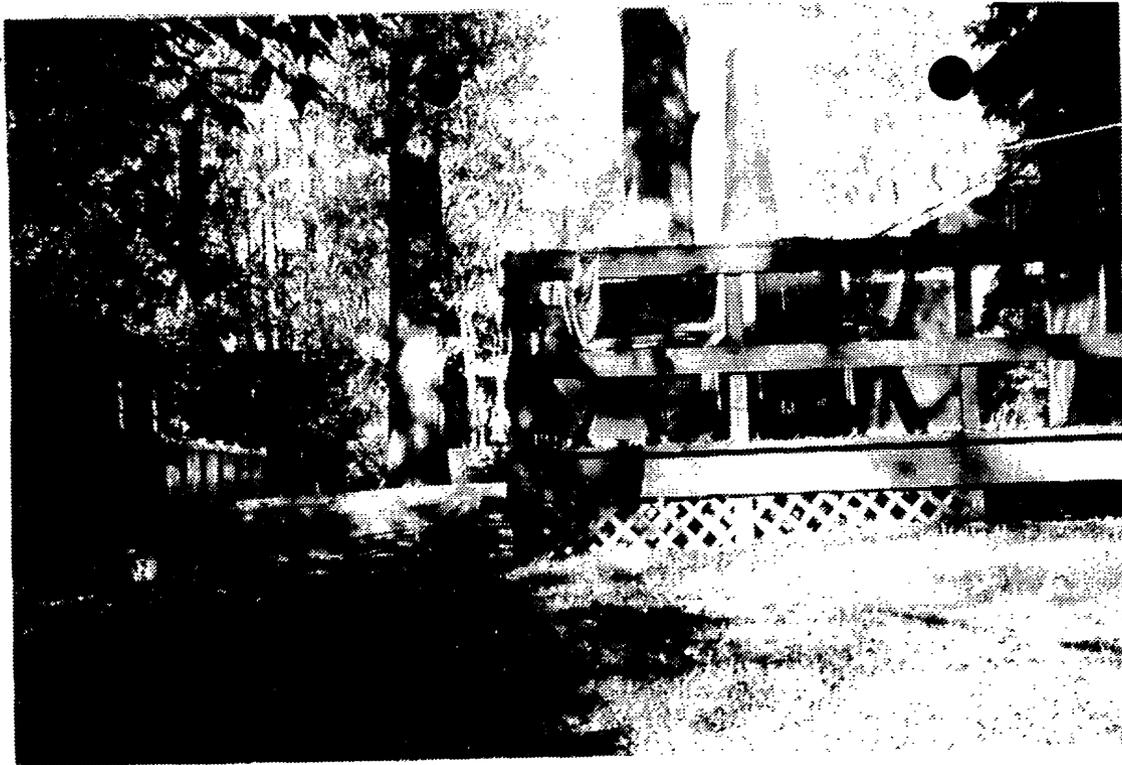
PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS

**COPY**



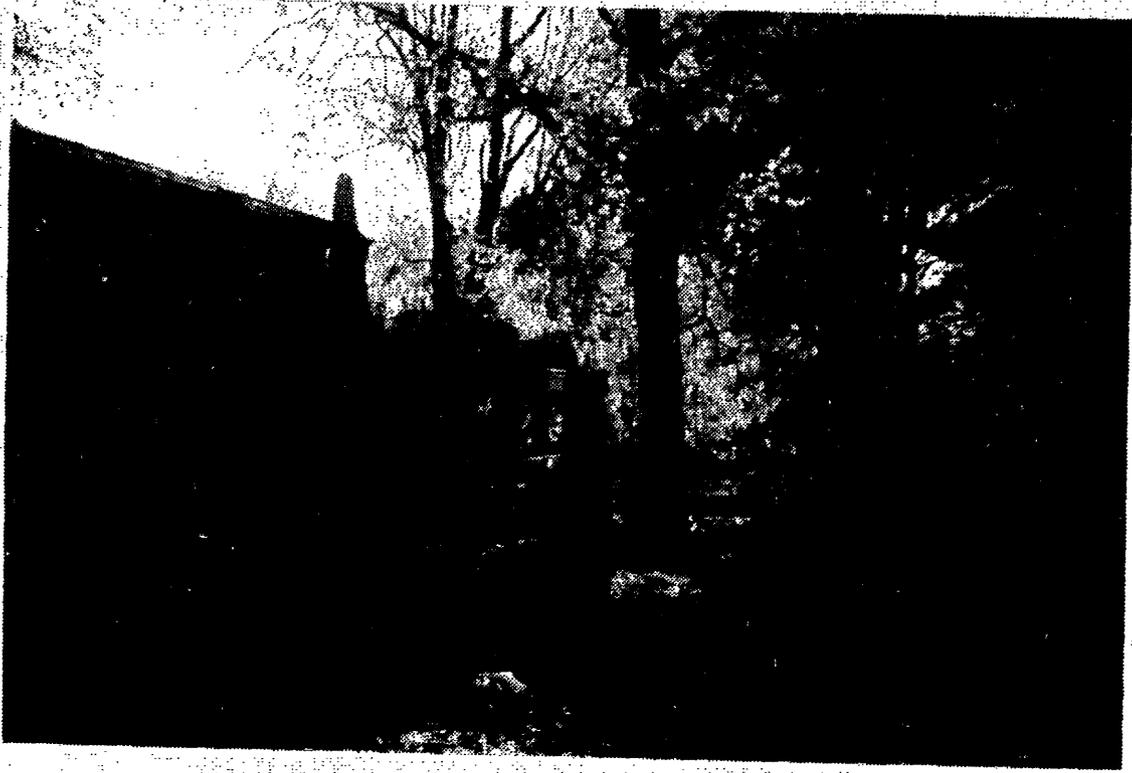














December 8, 2003

To the Zoning Board of Appeals,

It was my intention to attend the public hearing regarding Section 48-34A, but due to a medical emergency I was at the Hospital for Special Surgery in Manhattan and I am presently at the Helen Hayes Hospital in West Haverstraw, and cannot attend the public hearing this evening. I would ask the Board to consider the following:

I ask the Board of Appeals to deny Mr. Goulet's request for a setback for an addition to his home. I have owned my property adjacent to Mr. Goulet's for over 25 years and have had problems with him concerning the property lines. I have sent him letters advising him to stop putting his debris, i.e. tree limbs, leaves, boulders from when his house was built, to stop walking his dog on my property, to not go on my property to cut down trees for his fireplace, etc. but to no avail. As you can see in the enclosed photographs, Mr. Goulet has continued to push debris onto my property, in addition to having a shed that does not conform to the property ordinances now.

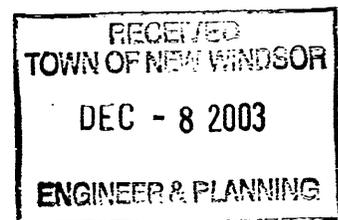
However, the Board decides pertaining to this matter, I would ask the Board to instruct Mr. Goulet to clean up his debris, to conform to the zoning ordinances regarding his shed, woodpile, etc. and to no longer use my property as his dumping grounds. I hope that I have given the Board sufficient photographs and information that will show Mr. Goulet as being negligent regarding the property lines. (For your information - these photographs were taken on Friday, December 5, 2003 - the date on the photographs are incorrect.)

If you should have any questions, please feel free to contact my wife in my absence. Thanking you in advance for your time.

Sincerely,



Mark G. Carey  
25 Beaver Brook Road  
New Windsor, NY 12553  
845-496-7460



03-53

**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 - 03-53**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 189.50 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #03-53**

**NAME & ADDRESS:**

**MARK GOULET  
19 Hill View Road  
New Windsor, NY 12553**

**THANK YOU,**

**MYRA**

**L.R. 1-14-04**



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



FILE #03-53      TYPE:AREA

APPLICANT:  
MARK GOULET  
19 Hill View Road  
New Windsor, NY 12553

TELEPHONE:    496-7852

RESIDENTIAL:	\$ 50.00	CHECK #0528
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW:            RESIDENTIAL \$300.00      CHECK #0529

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

<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>6</u>	PAGES	\$ <u>27.00</u>
PUBLIC HEARING:	_____	PAGES	\$ _____
	TOTAL:		\$ <u>40.50</u> \$ <u>70.00</u>

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

ESCROW POSTED:	\$ 300.00
LESS: DISBURSEMENTS:	\$ <u>110.50</u>
AMOUNT DUE:	\$ _____
REFUND DUE:	\$ <u>189.50</u>

MARK GOULET (03-53)

Mr. and Mrs. Mark Goulet appeared before the board for this proposal.

MR. KANE: Request for 21 ft. 3 inch rear yard setback for proposed addition (Use G-8) at 19 Hill View Road in an R-4 zone.

MR. KANE: Say the same thing as in the preliminary hearing, do you want to tell us what you want to do?

MR. GOULET: We'd like to build a 15 by 17 foot addition to the back of our home which would be adjoined to our deck matching siding and windows and same color, the same as is on the house.

MR. KANE: The reason you want to add the addition?

MR. GOULET: We need the space desperately, it's a small home and it's what we wanted for a long time so--

MR. KANE: With the addition will the home be similar in size to the other homes in the neighborhood?

MR. GOULET: Yes.

MR. KANE: Will you be cutting down any trees or substantial vegetation with the building of the addition?

MR. GOULET: No.

MR. KANE: Creating any water hazards on runoffs?

MR. GOULET: No.

MR. KANE: Any easement running through where the addition is?

MR. GOULET: No.

MR. KANE: I'll ask you how many letters we mailed out?

MS. MASON: On the 24th of November, I mailed out 25 addressed envelopes containing the notice of public hearing and I had one response which we have here for the record.

MR. KANE: And at this point, one minute I'll read that response for the record. I'll open it up to the public and see if there's anybody in the public for this particular meeting? And seeing as there's not, I'll close is public and read you a portion of this letter. It's from a Mark G. Carey, 25 Beaver Brook Road, lives behind you. Basically, he's unable to make it but he's asking us to deny the application for a number of problems that actually have nothing to do with the board that has to do with wood piles and some kind of ongoing property line dispute. Do you know?

MR. GOULET: There's no dispute.

MR. KANE: This really has no bearing as far as we're concern with this right here, but it is something you should try to clear up. The shed that you have in the back corner of the property, has that been there for quite a while?

MR. GOULET: Yes, very long time.

MR. KANE: Do you have any idea how long it's been there?

MR. GOULET: Well, my shed was up when, in '78, but it was a metal shed and it was destroyed in a wind storm and we replaced that same foundation.

MR. KANE: Do you know if there was any permit for that original shed?

MR. GOULET: I don't think so, it's a long time ago, around 1978, I believe.

MR. KANE: Since there was no public notice on anything with the shed, we're unable to clear that up at this time, that's something that he would have to come back to in the future, would I be correct on that, Andy?

MR. KRIEGER: Yes, you would.

MR. KANE: From my reading and you can read that yourself in that letter at some point you're probably going to get a hard time over the shed and we can't clear it up here because it has to be in the public notice. So normally, if we see something that's there in the preliminary hearing if we had known, we would have added it at that time or asked you if you wanted to add that. So I would say from the tone of this gentleman's letter, that's something that he's probably going to pursue down the line. Actually, unless you move the shed, you'll be back here to get a variance for the shed unless you move it so that it complies.

MR. GOULET: It's impossible to move, obviously.

MR. KANE: You would need to come back, it's nothing that's possible for us to legally add at this point.

MR. GOULET: Anything to do with the addition?

MR. KANE: Absolutely nothing, that's something else down the line, I want to let you know about that.

MR. GOULET: That's no problem. We'll get a variance for that.

MR. KANE: And I just wanted to cover the base, there's no way we can add that and get that into the record. Getting back to the business at hand, any questions on

the addition?

MR. KRIEGER: Why can't you just build the addition within the area that the law requires?

MR. GOULET: Well because of the setbacks--

MR. BABCOCK: Mr. Chairman, maybe I can help him out. His house now is 33.1 feet off the property line and today's law requires 40 feet.

MR. KANE: So you couldn't add anything without being in front of the board?

MR. BABCOCK: That's correct, no matter what size addition.

MR. GOULET: Even on the side of the property because I have a lot of property still that 40 foot law which I don't know when the law was enacted, it couldn't have been in '75, in fact, all the homes along there are less than 40 feet, the back yard on that street.

MR. BABCOCK: He would be able to add an addition of this size to the end of his house without needing a variance. The problem with that is is that the access to this addition is through the back of his house so it doesn't suit him to put it on the side of the house, he needs it in the rear of the house.

MR. KRIEGER: And he couldn't put an addition in the rear without some kind of variance?

MR. BABCOCK: That's correct.

MR. KANE: Any other questions?

MR. REIS: You know where the easement is?

MR. KANE: Yes.

MR. RIVERA: Are the property lines clearly outlined?

MR. GOULET: Yes, I just had it surveyed and this gentleman had his surveyed, we know what the lot line is and the shed is on my property.

MR. KANE: Again, a lot of that has nothing to do with us tonight but I wanted to get everything on the record and acknowledge his letter and his concerns and just basically answer as best as I can and Mike, you're aware of it.

MRS. GOULET: His letter will have no bearing on this decision?

MR. KANE: No, not from what you wrote here, he's one out of 25 letters went out, we got one response, so as far as that then that has a bearing that one person was against it.

MR. KRIEGER: Perhaps it should be explained that legally speaking, this board does not decide based on a vote, it's not whoever, you know, the majority of the people that show up they're charged with the requirement of using their own discretion and their own judgment, so while they'll consider anything said in opposition, they may find what is said to be not persuasive, if one person speaks what they say and is persuasive, then the members will take that into account. If you have a number of people who speak and none of them say anything that a member here finds persuasive, then it doesn't matter how many there are.

MR. KANE: Answer your questions?

MR. GOULET: Yes.

MR. KANE: Any other questions?

MR. REIS: Accept a motion?

MR. KANE: Yes, I will.

MR. REIS: Make a motion that he we pass the Goulet's request for their requested variance at 19 Hill View Road.

MR. RIVERA: That's a 21 foot three inch, second the motion.

ROLL CALL

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

PRELIMINARY MEETINGS:

MARK GOULET (03-53)

Mr. and Mrs. Mark Goulet appeared before the board for this proposal.

MR. KANE: Request for 21 ft. 3 inches rear yard setback for proposed addition (Use G-8) at 19 Hill View Road in an R-4 zone. To give you an idea and anybody else that's here for a preliminary meeting, the way we do it in New Windsor, we have a preliminary meeting, gives us an idea of what you want to do and what we need from you to get that done. Then you come back for a public hearing because by law, everything has to be done in a public hearing and at that point we'll repeat the process. Okay, sir, tell us what you want to do.

MR. GOULET: What I want to do is put on a small addition on the back of my house, 15 feet out, 17 feet wide to attached to my deck.

MR. KANE: The addition is 15 x 17?

MR. GOULET: Yes and attached to my deck.

MR. KANE: Is that going to run from in place of the deck or next to it?

MR. GOULET: No, right next to it.

MR. KANE: No further out than the house?

MR. GOULET: It's a foot less than the end of the house.

MR. KANE: And it's going to run out even with the end of your deck?

MR. GOULET: No, it's going to come out above it 3

feet.

MR. KANE: Three feet passed the deck that's why he's here?

MR. BABCOCK: That's correct.

MR. KANE: Any easements or runoffs in that area?

MR. GOULET: No.

MR. KANE: Going to be creating any water hazards or runoffs with the building of it?

MR. GOULET: No.

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

MR. GOULET: No, no change.

MR. KANE: Why are you adding the addition?

MR. GOULET: We lived in the house since '75, it's a small house, we just need room to improve our quality of life.

MR. KANE: You don't feel that it would change the nature of the neighborhood that you're in?

MR. GOULET: I think it would improve it.

MR. KRIEGER: It will be consistent with the architecture of the neighborhood?

MR. GOULET: Yes, it's going to look, in fact, it's going to match this house as much as possible, same siding and everything.

MR. REIS: Will there be access from the addition to

the existing deck?

MR. GOULET: Yes, big sliding door to the deck.

MR. KANE: We'll wait and see if they have any questions. They always let me ask all the questions.

MR. KRIEGER: Municipal sewer and water?

MR. GOULET: Yes.

MR. RIVERA: Nothing.

MR. REIS: Accept a motion?

MR. KANE: Yes, I will.

MR. REIS: Make a motion that we set up Mark Goulet for his requested variance at 19 Hill View Road for a public hearing.

MR. MINUTA: Second it.

ROLL CALL

MR. REIS                    AYE

MR. MINUTA                AYE

MR. RIVERA                AYE

MR. KANE                  AYE

MS. MASON: Just read that, tells you what to do next.

MR. KANE: When you come back to the public hearing, you're going to do something very similar, yours is pretty easy, but other people that don't have pictures which we ask that you provide, we ask for pictures or other types of information that we can base a decision on, but you guys provided that up front. Thank you.



RESULTS OF Z.B.A. MEETING OF:

December 8, 2003

PROJECT: Mark Houlet

ZBA # 03-53

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 \_\_\_\_\_  
 MINUTA \_\_\_\_\_  
 KANE \_\_\_\_\_

CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES yes

VARIANCE APPROVED:

M) RS S) RV VOTE: A 4 N 0.

RIVERA A  
~~MCDONALD~~ \_\_\_\_\_  
 REIS A  
 MINUTA A  
 KANE A

CARRIED: Y  N \_\_\_\_\_.



No easements - Trees - Water hazard.  
Save copy of Mark Carey letter + photos to Mr. Houlet  
One letter received opposed. (Mark Carey)



**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. 03-53**

**Request of MARK GOULET**

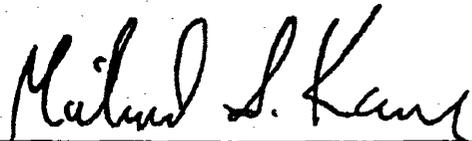
**for a VARIANCE of the Zoning Local Law to Permit:**

**Request for 21ft. 3 inches Rear Yard Setback for proposed addition  
being a VARIANCE of Section (Use G-8)**

**for property located at: 19 Hill View Road - New Windsor, NY in an R-4 Zone**

**known and designated as tax map Section 58 Block 2 Lot 13**

**PUBLIC HEARING will take place on DECEMBER 8, 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

November 24, 2003

MARK GOULET  
19 Hill View Road  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-53

Dear Mr. Goulet:

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:

19 Hill View Road  
New Windsor, NY

is scheduled for the December 8th, 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



1763

# Town of New Windsor

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

## Assessor's Office

November 17, 2003

Mark Goulet  
19 Hill View Drive  
New Windsor, NY 12553

Re: 58-2-13 ZBA#03-53

Dear Mr. Goulet:

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 \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Assessor

JTW/lrd  
Attachments

CC: Myra Mason, ZBA

57-1-4  
Francis Coleman  
431 Lake Road  
New Windsor, NY 12553

58-2-4  
Timothy O'Leary  
286 Lake Road  
Salisbury Mills, NY 12577

58-3-6  
Janice Johnson  
55 Beaver Brook Road  
New Windsor, NY 12553

57-1-5  
Harold Baxter Jr.  
505 Jackson Avenue  
New Windsor, NY 12553

58-2-9  
Tammy Burgos  
15 Beaver Brook Road  
New Windsor, NY 12553

58-4-6  
Maria Donker  
20 Beaver Brook Road  
New Windsor, NY 12553

57-1-39.23  
Tarrytown Management Corp.  
PO Box 221  
Highland Falls, NY 10928

58-2-10.11 & 58-2-10.12  
Allen Deyo  
21 Beaver Brook Road  
New Windsor, NY 12553

58-4-7.11  
Matthew Kuriplach  
28 Beaver Brook Road  
New Windsor, NY 12553

57-1-40  
Douglas & Colleen Mans  
57 Beaver Brook Road  
New Windsor, NY 12553

58-2-11.1  
Christopher & Valerie Davey  
27 Beaver Brook Road  
New Windsor, NY 12553

58-4-7.2  
August David Michaels  
32 Beaver Brook Road  
New Windsor, NY 12553

57-1-43  
Vincent & Joan Coviello  
30 Keats Avenue  
Hartsdale, NY 10530

58-2-11.2  
Mark Carey  
436 Beaver Brook Road  
New Windsor, NY 12553

58-4-8  
David & Kristin Furman  
38 Beaver Brook Road  
New Windsor, NY 12553

57-1-127  
Consolidated Rail Corp.  
Property Tax Department  
PO Box 8499  
Philadelphia, PA 19101

58-2-12  
Robert & Marianne Gellman  
21 Hill View Drive  
New Windsor, NY 12553

58-2-1  
James & Katherine Kelly  
302 Lake Road  
Salisbury Mills, NY 12577

58-2-15  
Michael Cacamis  
9 Hill View Drive  
New Windsor, NY 12553

58-2-2  
Raymond Melnik Jr.  
Marsha Mandel  
298 Lake Road  
Salisbury Mills, NY 12577

58-3-1  
Brian Scott  
22 Hill View Drive  
New Windsor, NY 12553

58-2-3.1  
Frank Diaz  
290 Lake Road  
Salisbury Mills, NY 12577

58-3-2 & 58-3-3  
Edward Jr. & Dorothy Nixon  
PO Box 41  
Salisbury Mills, NY 12577

58-2-3.2  
Patrick & Christine Monroe  
294 Lake Road  
Salisbury Mills, NY 12577

58-3-4 & 58-3-5  
Gerald & Maureen McHugh  
35 Beaver Brook Road  
New Windsor, NY 12553

**TOWN OF NEW WINDSOR**  
**REQUEST FOR NOTIFICATION LIST**

DATE: 11-12-03 PROJECT NUMBER: ZBA# 03-53 P.B. #

APPLICANT NAME: MARK GOULET

PERSON TO NOTIFY TO PICK UP LIST:

**MARK GOULET**  
**19 HILL VIEW ROAD**  
**NEW WINDSOR, NY**

TELEPHONE: 496-7852

TAX MAP NUMBER:	SEC. <u>58</u>	BLOCK <u>2</u>	LOT <u>13</u>
	SEC. <u>    </u>	BLOCK <u>    </u>	LOT <u>    </u>
	SEC. <u>    </u>	BLOCK <u>    </u>	LOT <u>    </u>

PROPERTY LOCATION: 19 HILL VIEW ROAD  
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: 0530

TOTAL CHARGES:



RESULTS OF Z.B.A. MEETING OF:

November 10, 2003

PROJECT: Mark Loulet

ZBA # 03-53

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) Rs S) Rv VOTE: A 4 N \_\_\_\_\_  
 RIVERA A \_\_\_\_\_  
 MCDONALD A \_\_\_\_\_  
 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 \_\_\_\_\_

*No Easements*  
*No Trees*  
*No Drainage Problems*  
*Municipal Sewer + Water*

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

**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 11/03/03

FOR: **03-53 ESCROW**

FROM: **MARK GOULET**

**19 HILL VIEW ROAD**

**NEW WINDSOR, NY 12553**

CHECK NUMBER: **0529**

AMOUNT: **300.00**

RECEIVED AT COMPTROLLER'S OFFICE BY:

NAME

DATE

  
11/5/07

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**  
**#1037-2003**

**11/05/2003**

Goulet, Mark A. #03-53

**Received \$ 50.00 for Zoning Board Fees, on 11/05/2003. 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

November 3, 2003

MARK GOULET  
19 Hill View Road  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #03-53

Dear Mr. Goulet:

This letter is to inform you that you have been placed on the November 10th, 2003 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

19 Hill View Road  
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  
OCT 31 2003  
ENGINEER & PLANNING





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

**APPLICATION FOR VARIANCE**

10/27/03

Date

Application Type: Use Variance  Area Variance   
Sign Variance  Interpretation

I. **Owner Information:** Phone Number: (845) 496-7852  
**MARK + MAXINE Goulet** Fax Number: ( )  
 (Name)  
19 Hill View Road, New Windsor, N.Y. 12553  
 (Address)

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

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

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number (845) 986-9666  
 Fax Number: (845) 986-9666  
WARWICK VALLEY CONSTRUCTION  
 (Name) P.O. BOX 154 WARWICK N.Y. 10990  
Architect- Christopher Collins  
 (Address) 100 MURRAY AVE GOSHEN, N.Y. 10924.

V. **Property Information:**  
 Zone: R-4 Property Address in Question: 19 Hill View Road  
New Windsor, N.Y. 12553  
 Lot Size: 100x130 Tax Map Number: Section 58 Block 2 Lot 13  
 a. What other zones lie within 500 feet? \_\_\_\_\_  
 b. Is pending sale or lease subject to ZBA approval of this Application? \_\_\_\_\_  
 c. When was property purchased by present owner? OCT 1975  
 d. Has property been subdivided previously? UNKNOWN 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? Shed

\*\*\*\*PLEASE NOTE:\*\*\*\*\*

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

03-53

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.		
Reqd. Side Yd.		
Reqd. Rear Yd.	40 ft.	18.7 Ft.
Reqd. St Front*		21.3 ft.
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.**

**03-53**

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:

We have lived in this small Ranch since 1975.  
It has been our dream, to put on an addition to give us more  
living space. Now that we have the financial means, we would  
like to build a 15x17 addition that would adjoin our deck. It  
would be within our boundaries and in NO way encroach  
on others. Thus benefiting us, improving the looks  
and value of the house and the neighborhood.

Sincerely

Mark A. Goulet

**PLEASE NOTE:**

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

03-53

**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:**

*SURVEY IS  
in Building Dept*

- 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:

28 day of Oct 2003,

*Mark A. Goulet*

Owner's Signature (Notarized)

MARK A GOULET

Owner's Name (Please Print)

*Laura A Ippolito*

Signature and Stamp of Notary

LAURA A IPPOLITO  
 NOTARY PUBLIC, STATE OF NEW YORK  
 NYS REG. #01IP6025353  
 QUALIFIED IN ORANGE COUNTY  
 COMMISSION EXPIRES MAY 24, 2004

Applicant's Signature (If not Owner)

**PLEASE NOTE:**

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

COMPLETE THIS PAGE