

**ZB# 05-23**

**Robert Stuetzle**

**48-1-15**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553  
*Granted June 27, 2005*

ZBA #05-23 ROBT STUEZLE (AREA)  
69 BLOOMING GRV. TPK. (48-1-15)



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## OFFICE OF THE ZONING BOARD OF APPEALS

September 20, 2005

Robert Stuetzle  
69 Blooming Grove Tpk.  
New Windsor, NY 12553

**SUBJECT: REQUEST FOR VARIANCE #05-23**

Dear Mr. & Mrs. Stuetzle:

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

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING

**ROBERT STUETZLE**

**AREA**

CASE #05-23

**WHEREAS, Robert Stuetzle**, owner(s) of 69 Blooming Grove Tpk, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for 27 ft. Rear Yard Setback for proposed attached two-car garage on a corner lot at 69 Blooming Grove Tpk. in an R-4 Zone (48-1-15)

**WHEREAS**, a public hearing was held on June 27, 2005 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 Times Herald Record, 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 wishes to remove an existing one-car garage and replace it with a two-car garage approximately 28 ft. X 28 ft.
  - (c) In constructing the new garage the applicant will not remove any substantial trees or vegetation.

- (d) In constructing the garage the applicant will not create the ponding or collection of water or divert the flow of water drainage.
- (e) The garage is similar in size and appearance to other garages in the neighborhood.
- (f) The garage will not be on top of nor will it interfere with any easements including, but not limited to, water, sewer or electric 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 is/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/are self-created but, nevertheless, should be allowed.
6. The benefit to the Applicant, if the requested variance(s) is/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).

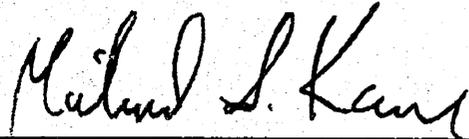
**NOW, THEREFORE, BE IT**

**RESOLVED,** that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for 27 ft. Rear Yard Setback for proposed attached two-car garage on a corner lot at 69 Blooming Grove Tpk. in an R-4 Zone (48-1-15) 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: JUNE 27, 2005



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Chairman

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

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

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

**DATE: March 21, 2005**

**APPLICANT ROBERT STUETZLE  
69 BLOOMING GROVE TURNPIKE  
NEW WINDSOR, NY 12553**

**COPY**

**PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3-18-05**

**FOR : PROPOSED ATTACHED TWO CAR GARAGE**

**LOCATED AT: 69 BLOOMING GROVE TURNPIKE**

**ZONE: R-4 Sec/Blk/ Lot: 48-1-15**

**DESCRIPTION OF EXISTING SITE: EXISTING ONE FAMILY HOUSE**

**IS DISAPPROVED ON THE FOLLOWING GROUNDS:**

- 1. PROPOSED ATTACHED TWO CAR GARAGE WILL NOT MEET MINIMUM 50' REAR YARD SET-BACK. THIS IS A CORNER LOT.**

  
**BUILDING INSPECTOR**

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4

USE: G-6

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD: 50'

23'

27'

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

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

# Building Permit Tracking Log

Permit Application:

**PA2005-144**

Tax Parcel ID:

**48-1-15**

Application Date: **3/18/2005**

Type of Permit: **Residential Garage**

Location of Property: **69 Blooming Grove Tpke**

Property Owner: **Stuetzle, Robert A  
Stuetzle, Ruth A.  
69 Blooming Grove Tpk  
New Windsor, NY 12553**

Occupant's Name:

Applicant's Name: **ROBERT A STUETZLE**

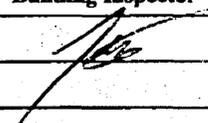
Relation To Owner: **Owner**

Occupancy Class: **210**

Description of Work:  
**TWO CAR GARAGE**

Comments:

### Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date
ZBA		3/18/05		

Need MCH Stamped PLANS - AFTER Z.B.A.

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 re-inspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

MAR 18 2005

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:  
Building Permit #: 2005-144

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

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

Owner of Premises Robert Stuetzle

Address 69 Blomming Grove tpk New Windsor NY Phone # 845-561-6026

Mailing Address \_\_\_\_\_ Fax # 845-356-3178

Name of Architect BETH Design

Address 7191 Richmond Rd Williamsburg VA Phone 800-210-6776

Name of Contractor SELF

Phone \_\_\_\_\_

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

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

1. On what street is property located? On the South side of Blomming Brook Trk  
(N,S,E or W)  
and 0 feet from the intersection of Nec Av & Blomming Brook Trk
2. Zone or use district in which premises are situated Residential Is property a flood zone? Y (N)
3. Tax Map Description: Section 48 Block 1 Lot 15
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.  
a. Existing use and occupancy \_\_\_\_\_ b. Intended use and occupancy \_\_\_\_\_
5. Nature of work (check if applicable)  New Bldg.  Addition  Alteration  Repair  Removal  Demolition  Other
6. Is this a corner lot? Yes (demo 1 garage) to 2 garages.
7. Dimensions of entire new construction. Front 28 Rear 28 Depth 28 Height 14 No. of stories 1
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 2
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_

10. Estimated cost \$ 10,000 Fee \$ 50-

CH # 172

**ZONING BOARD**

APPLICATION FOR BUILDING PERMIT  
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK

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 Krychear  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4618  
(845) 563-4695 FAX

Bldg Insp Examined \_\_\_\_\_  
Fire Insp Examined \_\_\_\_\_  
Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Permit No. \_\_\_\_\_

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Robert A. Shuff  
(Signature of Applicant)

69 Blomming Grove Trk New Windsor NY  
(Address of Applicant)

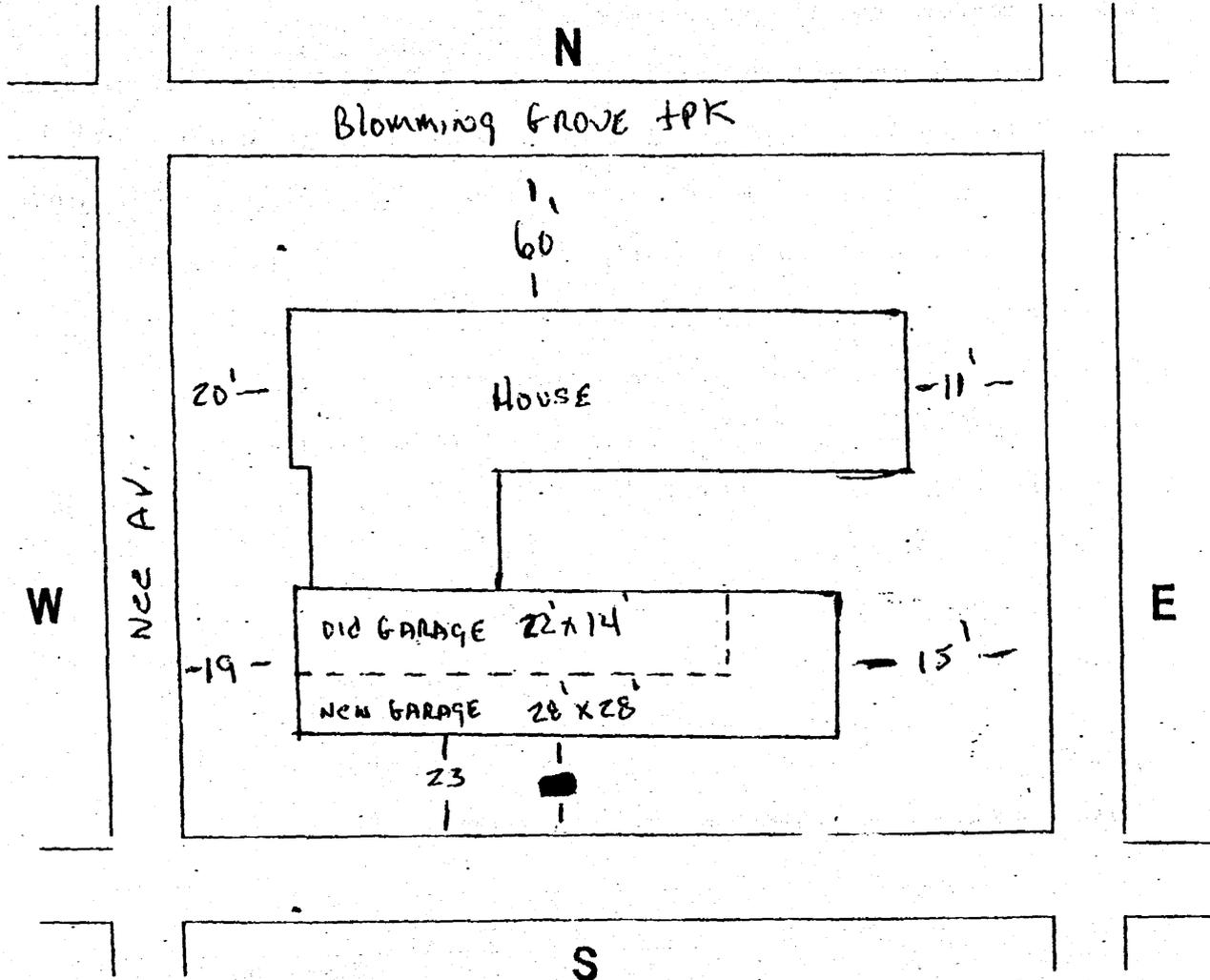
Robert A. Shuff  
(Owner's Signature)

69 Blomming Grove Trk New Windsor NY  
(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.

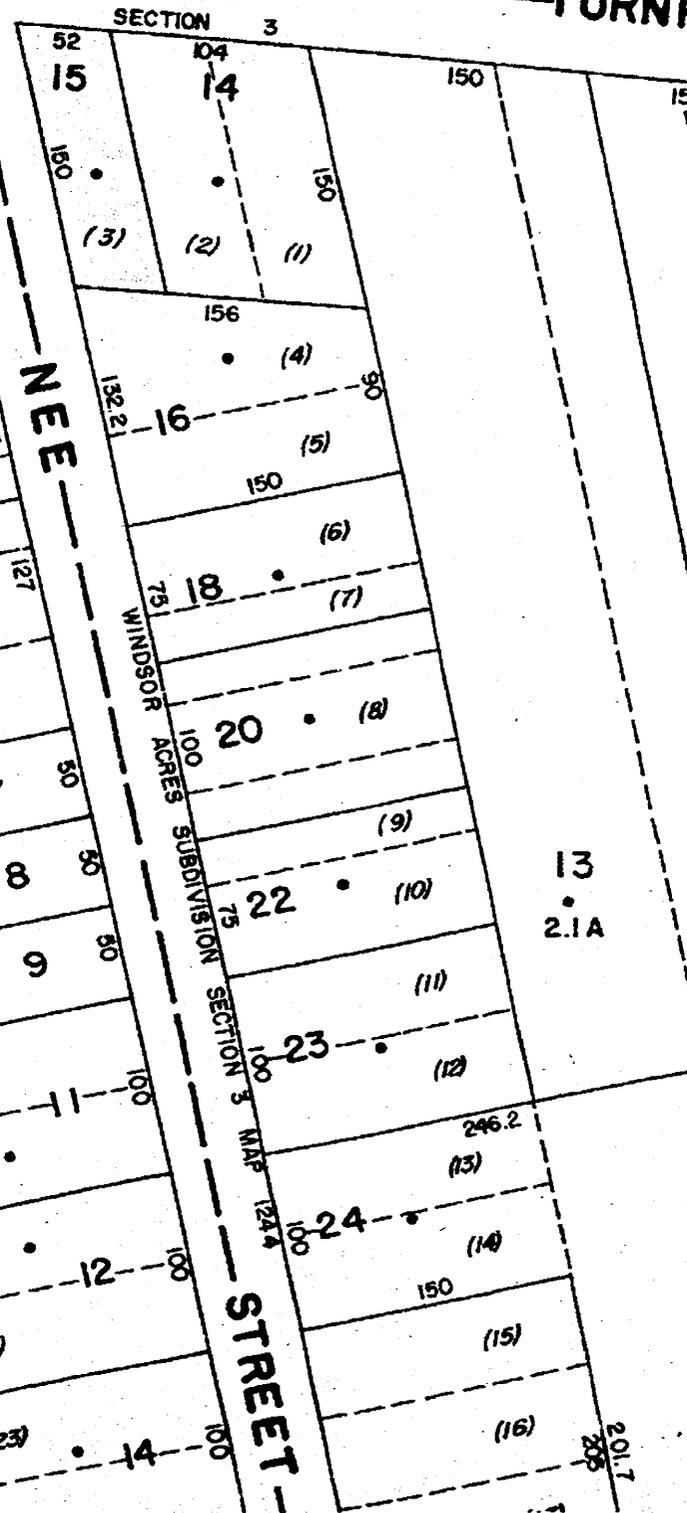
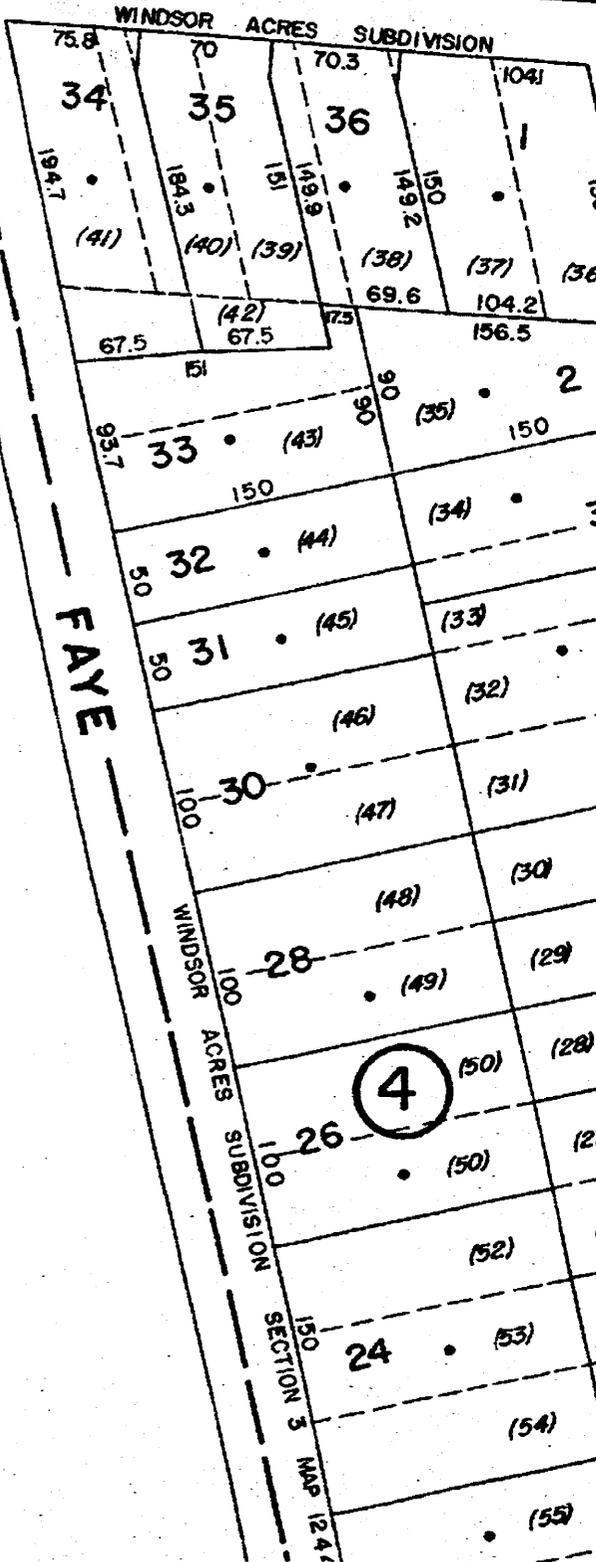


PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

BLOOMING

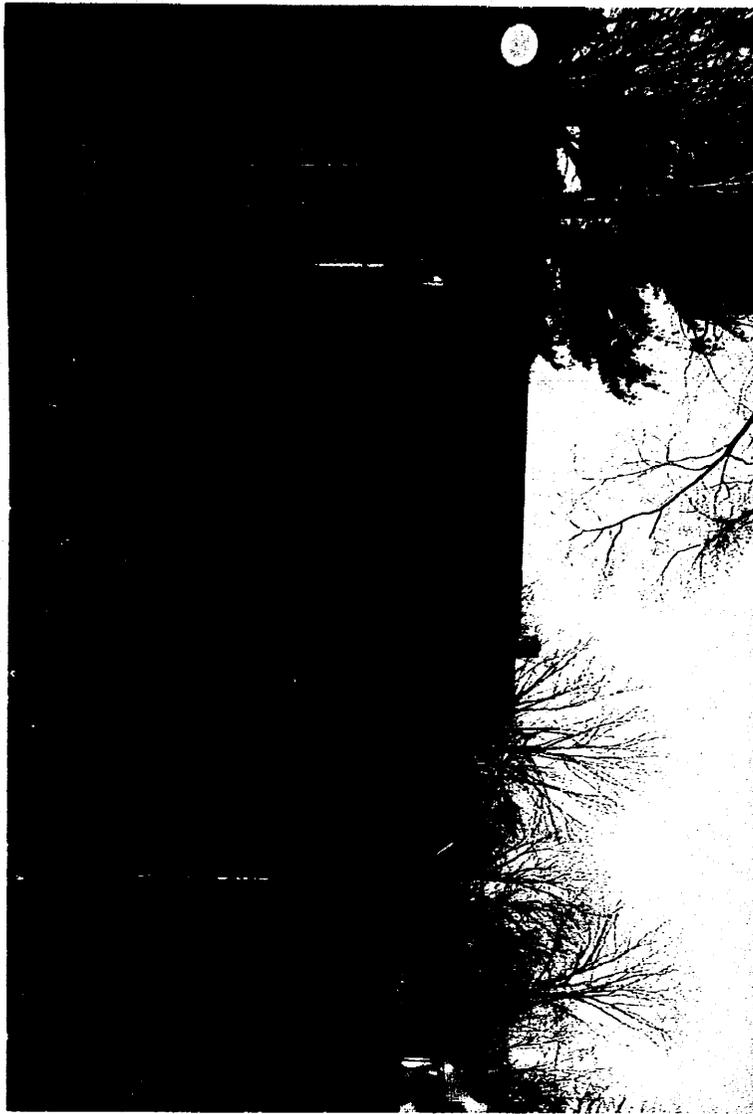
GROVE

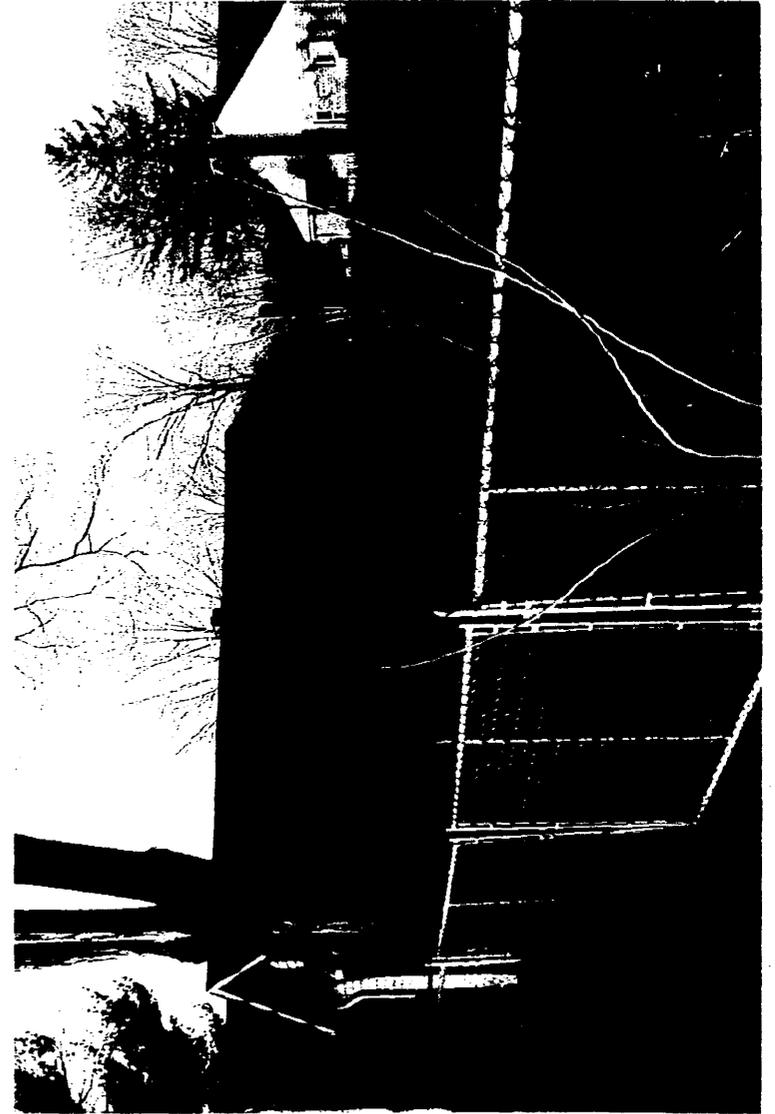
TURNI



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201.7





**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: AUGUST 24, 2005**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 155.75 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #05-23**

**NAME & ADDRESS:**

**Robert Stuetzle  
69 Blooming Grove Tpk.  
New Windsor, NY 12553**

**THANK YOU,**

**MYRA**

**L.R. 8-24-05**



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



FILE #05-23      TYPE:AREA      TELEPHONE: 561-6026

**APPLICANT:**

Robert Stuetzle  
69 Blooming Grove Tpk.  
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>187</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW:                      RESIDENTIAL \$300.00                      CHECK # 188



<b><u>DISBURSEMENTS:</u></b>	<b><u>MINUTES</u></b>	<b><u>ATTORNEY</u></b>
	<b><u>\$5.50 / PAGE</u></b>	<b><u>FEE</u></b>

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>16.50</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>2</u>	PAGES	\$ <u>11.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:6-10-05                      \$ 46.75

TOTAL:                      \$ 74.25                      \$ 70.00



ESCROW POSTED:                      \$ 300.00  
LESS: DISBURSEMENTS:                      \$ 144.25

AMOUNT DUE:                      \$ \_\_\_\_\_

REFUND DUE:                      \$ 155.75

Cc:

L.R. 8-24-05



RESULTS OF Z.B.A. MEETING OF: June 27, 2005

PROJECT: Robert Stutzle ZBA # 05-23  
P.B.# \_\_\_\_\_

USE VARIANCE: NEED: EAF \_\_\_\_\_ PROXY \_\_\_\_\_

LEAD AGENCY: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

NEGATIVE DEC: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

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

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

**ALL VARIANCES - PRELIMINARY APPEARANCE:**

SCHEDULE PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_  
REIS \_\_\_\_\_ CARRIED: Y \_\_\_\_\_ N \_\_\_\_\_  
KANE \_\_\_\_\_

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) RS S) G VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN A  
LOCEY A  
BROWN A  
~~MCDONALD~~  
REIS A  
KANE A

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

No water hazard  
No easements  
No Public Comments

**Town of New Windsor**  
**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING NOTICE**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 05-23

Request of ROBERT STUETZLE  
for a VARIANCE of the Zoning Local Law to Permit  
Request for 27 ft. Rear Yard Setback for proposed  
attached two-car garage on a corner lot at 69 Blossing  
Grove Tpk. in an r-4 Zone (08-1-15)

PUBLIC HEARING will take place on JUNE 27,  
2005 at the New Windsor Town Hall, 555 Union Avenue,  
New Windsor, New York beginning at 7:30 P.M.

MICHAEL KANE  
CHAIRMAN

**Ad Number: 1766842 Advertiser: NEW WINDSOR, TOWN OF**

Phone: 8455634611 Sys No: 854 Caller: NEW WINDSOR, TOWN OF

**INVOICING CUSTOMER:**

Phone: 8455634611 Sys No: 854 AcctNo: 5642 P.O. No:

Name: NEW WINDSOR, TOWN OF Subscriber:

Address: TOWN CLERK

TOWN HALL, 555 UNION AVE

NEW WINDSOR NY 12553

**ORDER:**

Printed By: THRGALWSK Date: 06/08/2005 Assigned Sales: TownofNewWindsor ZONINGBOARDOFAPPEALS P AdType: LINER Order Type: NORMAL

Manual Delay: Box No: Call Back: Y

**NOTES:**

Change Reason:

**INSERTION:**

Product: TH Paper: IN Class: 999X; LEGAL BILLING

Schedule: Start Date - 06/10/2005 End Date - 06/10/2005

Sort: TOWN OF NEW WINDSORZONING BOARD OF APPEA

**PRODUCTION:**

Text Size: 2 x 25.00 ProdType: ENTERPRISE ColorNo: 0 Colors:

Tearsheets: 1 Proofs: 0 Affidavits: 1 Alt Addr: N

**PRICING:**

Price: 46.75 Payment Method: B1 Amount Paid: 0 Amount Owed: 46.75

PriceMethod: 0 (0=Normal, 1=User Net, 2=System Gross) Rate Code: LEL

For fields listed below 0 = NO 1 = YES

Till Forbid: 0 Mult. Content: 0

# TIMES HERALD-RECORD

40 Mulberry Street, Middletown, NY 10940

State of New York:

County of Orange: ss:

**Patricia Foddrill**

Being duly sworn deposes and says that the ORANGE COUNTY PUBLICATIONS Division of Ottaway Newspapers-Radio, Inc. is a corporation organized under the laws of the State of New York and is, at all the times hereinafter mentioned, was the printer and publisher of The Times Herald-Record, a daily newspaper distributed in the Orange, Ulster, Rockland, Dutchess, Pike, PA, Delaware and Sullivan Counties, published in the English language in the City of Middletown, County of Orange, State of New York, that deponent is the

**Legal Advertising Rep.**

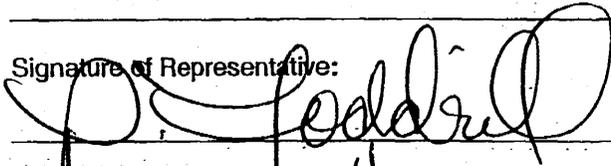
of said The Times Herald-Record acquainted with the facts hereinafter stated, and duly authorized by said Corporation to make this affidavit; that the

**Public Notice**

a true printed copy of which is hereunto annexed, has been duly and regularly published in the manner required by law in said The Times Herald-Record in each of its issues published upon each of the following dates, to wit: In its issues of

6/10/05

Signature of Representative:



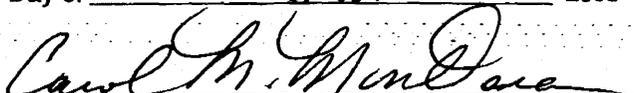
Sworn in before me this

14

Day of

June

2005



Notary Public, Orange County

CAROL M. MONTANA  
Notary Public, State of New York  
Sullivan County Clerk's #2041  
Commission Expires Dec. 12, 20 06

ROBERT STUETZLE (05-23)

MR. KANE: Request for 27 ft. rear yard setback for proposed attached two-car garage on a corner lot.

Mr. and Mrs. Robert Stuetzle appeared before the board for this proposal.

MR. KANE: First question, Michael, corner lot, are they here because they have two front yards?

MR. BABCOCK: It's a rear yard, no.

MR. KANE: Okay, tell us what you want to do.

MR. STUETZLE: Primarily I'm removing a one car garage that's already existing, taking that down and building a two car garage 28 x 28.

MR. KANE: Cutting down any trees, substantial vegetation in the building of the garage?

MR. STUETZLE: Just one tree which is almost dead now.

MR. KANE: Create any water hazards or runoffs?

MR. STUETZLE: No.

MR. KANE: With the addition of the second garage to your home, does that make your home oversized for your neighborhood?

MR. STUETZLE: No.

MR. KANE: Any easements in the area where you put the garage?

MR. STUETZLE: No.

MR. KANE: At this point, I'll close this portion and

open it up to the public, ask if anybody's here for this particular hearing. Nobody cares. We'll close the public portion of the meeting and ask Myra how many mailings we had.

MS. MASON: On June 8, I mailed out 56 envelopes and had no response.

MR. KANE: I have no further questions. Anybody else have any questions?

MS. GANN: No.

MR. REIS: Just for the record, that garage access is off Dee Avenue, correct?

MR. STUETZLE: Yes.

MR. REIS: Accept a motion?

MR. KANE: Yes.

MR. REIS: Make a motion that we pass Mr. Robert Stuetzle's request for a 27 foot rear yard setback for proposed attached two-car garage on a corner lot at 69 Blooming Grove Turnpike.

MS. GANN: Second it.

ROLL CALL

MS. GANN	AYE
MS. LOCEY	AYE
MR. BROWN	AYE
MR. REIS	AYE
MR. KANE	AYE





# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

May 6, 2005

Robert Stuetzle  
69 Blooming Grove Tpke  
New Windsor, NY 12553

Re: 48-1-15      ZBA#: 05-23 (56)

Dear Mr. Stuetzle:

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/tmp  
Attachments

CC: Myra Mason, Zoning Board

**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 on the following Proposition:

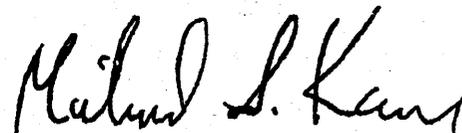
**Appeal No. 05-23**

**Request of ROBERT STUETZLE**

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

**Request for 27 ft. Rear Yard Setback for proposed attached two-car garage on a corner lot at 69 Blooming Grove Tpk. in an R-4 Zone (48-1-15)**

**PUBLIC HEARING will take place on JUNE 27, 2005**  
**at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York**  
**beginning at 7:30 P.M.**

---

**Michael Kane, Chairman**

May 23, 2005

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PRELIMINARY MEETINGS:

ROBERT STUETZLE (05-23)

MR. KANE: In New Windsor for everybody that's here getting zoning a variance is a two step process. We have a preliminary meeting so that we can get an idea of what you want to do and you get an idea of what we need from you. Some towns you walk in cold, you don't have it, you don't get it so you'll explain everything to us here then we'll repeat the thing in a public hearing which we have to do by law to make sure of our decision. So proceed to tell us what you want to do.

MR. STUETZLE: We have a one car garage, take it down and replace it with a two car garage. My understanding it's a corner lot, I need the footage to my neighbor behind me actually not in front of the house where the road is, that's, I don't know if I'm confusing that or I'm on the corner of Nee and Blooming Grove Turnpike and my garage is actually on the back of the yard but they said I needed 50 feet from my neighbor next to me.

MR. KANE: Fifty feet.

MR. BABCOCK: Fifty feet in today's code.

MR. KANE: Okay, what size is the garage going to be, sir?

MR. STUETZLE: 28 by 28.

MR. KANE: Cutting down any trees substantial vegetation in the building of the garage?

MR. STUETZLE: One tree that we'll be taking down.

MR. KANE: Creating any water hazards or runoffs?

MR. STUETZLE: No

MR. KANE: Any easements in that particular area?

MR. STUETZLE: Not to my knowledge.

MR. KANE: Will the addition of the garage change the character of the neighborhood? House going to be overly big compared to the other homes?

May 23, 2005

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MR. STUETZLE: No, actually be very small.

MR. KANE: Being on the corner lot it's not going to infringe on the visibility of the street?

MR. STUETZLE: No.

MR. KANE: Go passed the house, does it?

MR. BABCOCK: It doesn't project out any further than the old garage.

MR. KANE: See that, thank you, Mike. Height of the garage, going to be maintaining that?

MR. STUETZLE: Yeah, it's going to be, it will probably be a little bit higher than that, about two feet, it's going to match exactly with my existing house, it's going above.

MR. KANE: Not going above any other homes in the neighborhood?

MR. STUETZLE: No, ours is probably the lowest in the neighborhood.

MR. KANE: Okay. Reason for adding the second garage?

MR. STUETZLE: We need a two car garage and the original one car garage is in poor repair, it's really not built properly.

MR. KANE: Going to be redoing the whole garage?

MR. STUETZLE: The entire one car garage and put up a whole new garage, complete new structure.

MS. GANN: It will be attached to the home.

MR. STUETZLE: It's semi attached, it's the existing house is there and basically just goes right alongside it and the siding and that just attaches so it's not, it's still self structure, it's going to have its own footings, everything, not going to be part of the house but it will look like it is because the roof line goes to it.

MR. KANE: Any other questions?

MR. REIS: No, I'm good.

May 23, 2005

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MR. KANE: Accept a motion.

MR. REIS: I make a motion that we set Mr. Robert Stuetzle up for his requested 27-foot rear yard setback for proposed two car garage on a corner lot at 69 Blooming Grove Turnpike.

MS. GANN: Second it.

ROLL CALL

MS. LOCEY	AYE
MS. GANN	AYE
MR. REIS	AYE
MR. BROWN	AYE
MR. KANE	AYE

MR. KANE: We set you up for a public hearing, come back and repeat the process, we have the pictures we need and the information we need so there's nothing extra that I see, just follow the directions.

MR. STUETZLE: Thank you very much.



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4615  
Fax: (845) 563-4689

## ZONING BOARD OF APPEALS

June 1, 2005

Robert Stuetzle  
69 Blooming Grove Tpk.  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-23

Dear Mr. Stuetzle:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Times Herald Record Newspaper for publication. **PLEASE NOTE: The charge for publication in the Times Herald Record will be deducted from your escrow that was posted with your application papers.**

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

69 Blooming Grove Tpk.  
New Windsor, NY

is scheduled for the JUNE 27, 2005 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



RESULTS OF Z.B.A. MEETING OF: May 23 2005

PROJECT: Robt. Stutzle ZBA # 05-23

P.B.# \_\_\_\_\_

USE VARIANCE: NEED: EAF \_\_\_\_\_ PROXY \_\_\_\_\_

LEAD AGENCY: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_ N \_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_ N \_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

PUBLIC HEARING: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_ N \_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_ N \_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

NEGATIVE DEC: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_ N \_\_\_

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_ N \_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

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

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MCDONALD \_\_\_\_\_ CARRIED: Y \_\_\_ N \_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) 15 S) 6 VOTE: A 5 N 0



GANN A  
LOCEY A  
BROWN A  
~~MCDONALD~~  
REIS A  
KANE A

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

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

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

GANN \_\_\_\_\_  
LOCEY \_\_\_\_\_  
BROWN \_\_\_\_\_  
MC DONALD \_\_\_\_\_  
REIS \_\_\_\_\_  
KANE \_\_\_\_\_

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

No Trees  
No Water Hazards



# Town of New Windsor

555 Union Avenue  
New Windsor, New York 12553  
Telephone: (845) 563-4631  
Fax: (845) 563-3101

## Assessors Office

May 6, 2005

Robert Stuetzle  
69 Blooming Grove Tpke  
New Windsor, NY 12553

Re: 48-1-15 ZBA#: 05-23 (56)

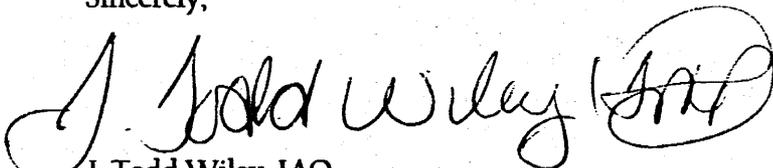
Dear Mr. Stuetzle:

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/tmp  
Attachments

CC: Myra Mason, Zoning Board

41-2-1  
Mary Cappelli  
12 Cross Street  
New Windsor, NY 12553

41-2-2  
Thomas Dolores Hanretta  
2 Margaret Place  
New Windsor, NY 12553

41-2-3  
Guy & Roseann Dispigna  
4 Margaret Place  
New Windsor, NY 12553

41-2-4  
Cira Gonzalez  
6 Margaret Place  
New Windsor, NY 12553

41-2-5  
Ronald Fabrizio  
8 Margaret Place  
New Windsor, NY 12553

41-2-6  
Rhonda & Clifford Murray, Sr.  
10 Margaret Place  
New Windsor, NY 12553

41-2-7  
Joseph & Phyllis Eastland  
12 Margaret Place  
New Windsor, NY 12553

41-2-8  
Sheryl Lynch  
14 Margaret Place  
New Windsor, NY 12553

41-2-9  
Nicholas Cerone  
16 Margaret Place  
New Windsor, NY 12553

41-2-10.1  
Edward Eich  
P.O Box 206  
Mountainville, NY 10953

41-2-10.2  
Adele & Bert Traficiente  
7 Singwood Drive  
New Windsor, NY 12553

41-2-11  
Diane Rogers  
Stephen Cullen  
62 Blooming Grove Tpke  
New Windsor, NY 12553

41-2-12  
Kevin & Mary Ann Murphy  
72 Blooming Grove Tpke  
New Windsor, NY 12553

41-2-14  
Robert & Jacqueline Malone  
74 Blooming Grove Tpke  
New Windsor, NY 12553

41-2-15  
Alfred Bonafilia  
76 Blooming Grove Tpke  
New Windsor, NY 12553

41-2-16  
Raymonde Pirard  
80 Blooming Grove Tpke  
New Windsor, NY 12553

41-2-17  
Leo & Rosella Gagliardo  
84 Blooming Grove Tpke  
New Windsor, NY 12553

41-2-18  
Helen & Joseph Messina  
88 Blooming Grove Tpke  
New Windsor, NY 12553

41-2-19  
Mark Turner  
90 Blooming Grove Tpke  
New Windsor, NY 12553

41-2-20  
David & Marcia Rant  
8 Cross Street  
New Windsor, NY 12553

47-1-65, 66 & 67  
Giuseppe & Michela Gagliardo  
83 Blooming Grove Tpke  
New Windsor, NY 12553

47-1-68  
Leo Gagliardo  
83 Blooming Grove Tpke  
New Windsor, NY 12553

47-1-70  
Esther Sloan  
4 Faye Avenue  
New Windsor, NY 12553

47-1-72  
Joseph & Teresa Bosch  
8 Faye Avenue  
New Windsor, NY 12553

47-1-73  
Lorraine Wingfield  
William Krasnoborski  
12 Faye Avenue  
New Windsor, NY 12553

47-1-74  
Harry & Janice Walters  
16 Faye Avenue  
New Windsor, NY 12553

47-1-75  
Sandra Wolff  
Charles & Erna Baker  
4 Hill Street  
Newburgh, NY 12550

48-1-9  
Mary Ellen Wright  
41 Blooming Grove Tpke  
New Windsor, NY 12553

48-1-10  
Gary & Carol Durham  
45 Blooming Grove Tpke  
New Windsor, NY 12553

48-1-11  
Church of The Nazarene  
Of Newburgh  
59 Blooming Grove Tpke  
New Windsor, NY 12553

48-1-13  
Charles & Rosemarie Greene  
61 Blooming Grove Tpke  
New Windsor, NY 12553

48-1-18  
Joanne & Philip Wangner, III  
Alden Wangner  
5 North Drive  
Poughkeepsie, NY 12603

48-1-23  
Stella Krawcyk  
15 Nee Avenue  
New Windsor, NY 12553

48-4-2  
John & Kathleen Vreeland  
2 Nee Avenue  
New Windsor, NY 12553

48-4-7 & 8  
Alice Weiner Zimmerman  
c/o Thora Zimmerman  
14 Nee Avenue  
New Windsor, NY 12553

48-4-12  
James & Margaret Kiernan  
22 Nee Avenue  
New Windsor, NY 12553

48-4-28  
John Herder  
15 Faye Avenue  
New Windsor, NY 12553

48-4-32  
Sophia Krasnoborski  
7 Faye Avenue  
New Windsor, NY 12553

48-4-35  
Diane & Robert Trifilo, Jr.  
79 Blooming Grove Tpke  
New Windsor, NY 12553

48-1-14  
Louis & Elizabeth Milich  
67 Blooming Grove Tpke  
New Windsor, NY 12553

48-1-20  
Frank & Mary Ann Fabiano  
9 Nee Avenue  
New Windsor, NY 12553

48-1-24  
George Walter  
19 Nee Avenue  
New Windsor, NY 12553

48-4-3  
Carla & Duane Prackelt  
4 Nee Avenue  
New Windsor, NY 12553

48-4-9  
Jose & Norma Rodriguez  
16 Nee Avenue  
New Windsor, NY 12553

48-4-24  
Susan & Grainger Kirth, Jr.  
25 Faye Avenue  
New Windsor, NY 12553

48-4-30  
Thomas & Nelly Berean  
11 Faye Avenue  
New Windsor, NY 12553

48-4-33  
Wesley & Kathleen Gill  
5 Faye Avenue  
New Windsor, NY 12553

48-4-36  
Joseph DiVincenzo  
Lorraine Meleck  
75 Blooming Grove Tpke  
New Windsor, NY 12553

48-1-16  
Edward & Barbara Garity  
3 Nee Avenue  
New Windsor, NY 12553

48-1-22  
Carolyn & Stacy Hannigan  
Ann Marie Adams, Duane Nannini  
11 Nee Avenue  
New Windsor, NY 12553

48-4-1  
Derwood Roloson  
Susan Schatz  
73 Blooming Grove Tpke  
New Windsor, NY 12553

48-4-4  
Charles & Patricia Ciccone  
8 Nee Avenue  
New Windsor, NY 12553

48-4-11  
Kevin Hurley  
18 Nee Avenue  
New Windsor, NY 12553

48-4-26  
Carmine & Shirley Siciliano  
19 Faye Avenue  
New Windsor, NY 12553

48-4-31  
Charles & Joan Sadlo  
9 Faye Avenue  
New Windsor, NY 12553

48-4-34  
Dorothea McGuigan  
81 Blooming Grove Tpke  
New Windsor, NY 12553

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

**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: MAY 2, 2005

FOR: ESCROW 05-23

FROM:

**Robert Stuetzle**  
**69 Blooming Grove Tpk.**  
**New Windsor, NY 12553**

CHECK NUMBER: 188

TELEPHONE: 561-6026

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

  
\_\_\_\_\_  
NAME

5/2/05  
\_\_\_\_\_  
DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU

ZBA - # 05-23 - application fee

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

**RECEIPT**  
**#400-2005**

05/02/2005

Robert, Stuetzle  
69 Blooming Grove, Tpke.  
New Windsor, NY 12553

Received \$ 50.00 for Zoning Board Fees, on 05/02/2005. 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) 563-4689

## ZONING BOARD OF APPEALS

May 2, 2005

Robert Stuetzle  
69 Blooming Grove Tpk.  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-23

Dear Mr. Stuetzle:

This letter is to inform you that you have been placed on the May 9<sup>th</sup>, 2005 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

69 Blooming Grove Tpk.  
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**

**APPLICATION FOR VARIANCE - continued**

**VI. USE VARIANCE:**

Use Variance requested from New Windsor Zoning Local Law,

Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

Describe proposal:

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VII. The legal standard for a "Use Variance" is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the Use Variance is granted. Also state any efforts you have made to alleviate the hardship other than this application.

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**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**

**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.	50	23	27
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:

*We would like to improve the appearance of our home, as many of our neighbors have already done. The larger garage will not inhibit any neighbors view. We would be replacing a garage that is in poor repair, with a structurally sound garage.*

**PLEASE NOTE:**

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

**OWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS**

**APPLICATION FOR VARIANCE - continued**

**X. SIGN VARIANCE:**

- (a) Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1			
Sign #2			
Sign #3			
Sign #4			

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversized signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building and freestanding signs \_\_\_\_\_?

**XI. INTERPRETATION:**

- (a) Interpretation requested of New Windsor Zoning Local Law,  
Section \_\_\_\_\_

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

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**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 ~~\_\_\_\_\_~~ (if available) showing the size and location of the lot, 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 \$ ~~\_\_\_\_\_~~ or 500.00 (escrow)
- One in the amount of \$ ~~\_\_\_\_\_~~ or 150.00 (application fee)
- One in the amount of \$ ~~\_\_\_\_\_~~ (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:

31<sup>st</sup> day of MARCH 2005.

*Katherine M. Harris*

KATHERINE M. HARRIS 01HA5078286  
NOTARY PUBLIC STATE OF NEW YORK

QUALIFIED IN WESTCHESTER COUNTY

COMMISSION EXPIRES 5.19.2007

*Robert A. Stuetzle*

ROBERT A. STUETZLE

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.**

**APPLICANT/OWNER PROXY STATEMENT**  
**(for professional representation)**

for submittal to the:  
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

\_\_\_\_\_, deposes and says that he resides  
(OWNER)

at \_\_\_\_\_ in the County of \_\_\_\_\_  
(OWNER'S ADDRESS)

and State of \_\_\_\_\_ and that he is the owner of property tax map

(Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ )  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ ) which is the premises described in

the foregoing application and that he authorizes:

\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

\_\_\_\_\_  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

\*\*

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner's Signature (MUST BE NOTARIZED)

Sworn to before me this:

\_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature (If different than owner)

\_\_\_\_\_  
Representative's Signature

\_\_\_\_\_  
Signature and Stamp of Notary

**THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.**

**\*\* PLEASE NOTE:**

**ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

**COMPLETE THIS PAGE**

5/9



**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: \$ 25.00  
\*ESCROW: \$ 500.00  
**\*\*DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00**

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

APPLICATION FEE: \$150.00  
\*ESCROW: \$500.00  
**\*\*DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00**

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

APPLICATION FEE: \$150.00  
\*ESCROW: \$500.00  
**\*\*DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00**

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

APPLICATION FEE: \$150.00  
\*ESCROW: \$500.00  
**\*\*DEPOSIT FOR PUBLIC HEARING LIST: \$ 25.00**

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

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

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

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.**

**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.

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**COMPLETE THIS PAGE**