

**ZB# 05-60**

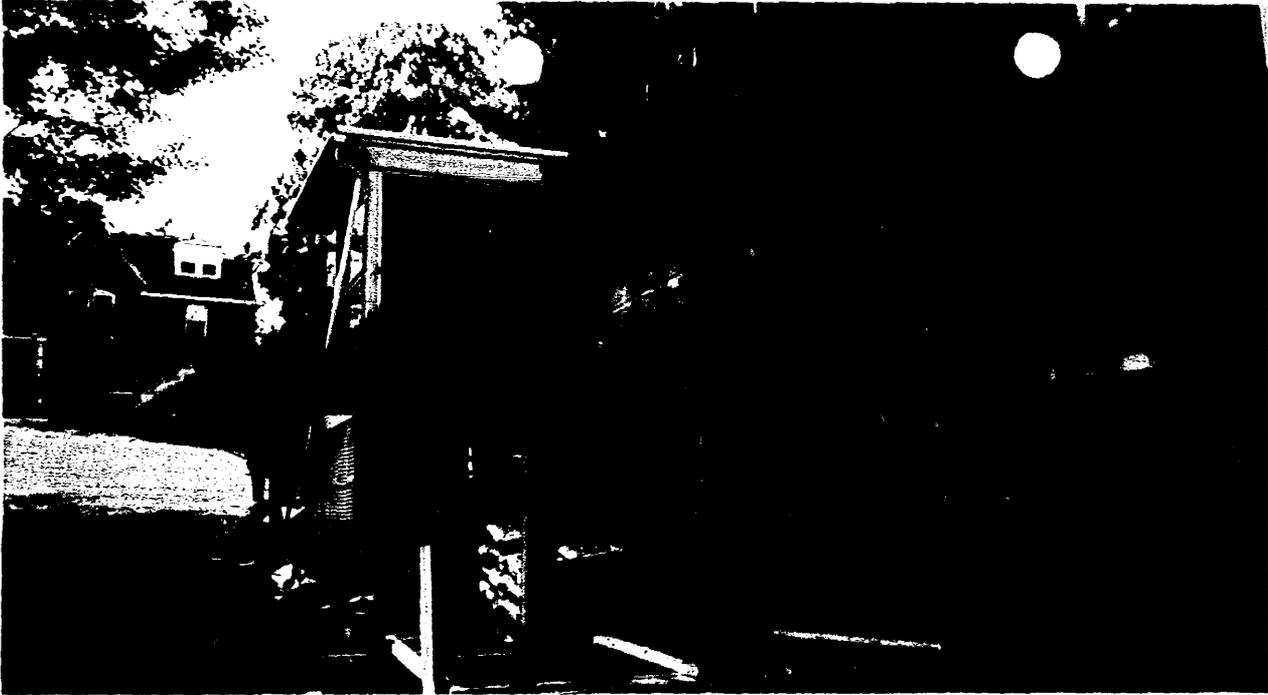
**Robert Kiro**

**19-3-11**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553  
*Granted 11-14-05*

**05-60** ROBERT KIRO (area)  
7 STONECREST DRIVE (19-3-11)





00-60  
PORT KIRO (area)  
7 STONECREST DRIVE (19-3-11)



# 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 26, 2006

Robert Kiro (or Current Owner of)  
7 Stonecrest Avenue  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-60

Dear Sir:

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

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

Very truly yours,

---

Myra Mason, Secretary to the  
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

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

**ROBERT KIRO**

MEMORANDUM OF  
DECISION GRANTING

**AREA**

CASE #05-60  
-----X

**WHEREAS, Robert Kiro** , owner(s) of 7 Stonecrest Drive, 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 rear deck at 7 Stonecrest Drive in an R-4 Zone (19-3-11);

**WHEREAS**, a public hearing was held on November 14, 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 Official Town Newspaper, 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 in an R-4 zone.
  - (b) The applicant seeks to place a deck on the back of his property which will cantilever two feet beyond the existing porch line, replacing a deck which is already in place.
  - (c) The proposed or existing deck is immediately adjacent to an exit portal of the building. Without the deck, a safety issue would exist because a person exiting

the premises would probably fall and sustain serious physical injury if the deck were not in place.

- (d) In constructing the deck, the applicant will not remove any trees or substantial vegetation.
- (e) In building the deck the applicant will not build on top of nor will it interfere with any easements or rights-of-way including, but not limited to, water, sewer and electrical easements
- (f) In building the deck the applicant will not create the ponding or collection of water or divert the flow of water drainage
- (g) With the deck, the house will be similar in size and nature to other houses in the neighborhood.

**WHEREAS**, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested 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).

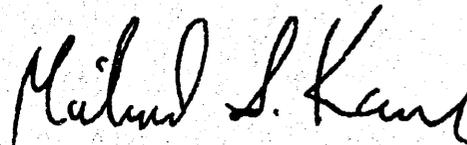
**NOW, THEREFORE, BE IT**

**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 rear deck at 7 Stonecrest Drive in an R-4 Zone (19-3-11) as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

**BE IT FURTHER**

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

Dated: November 14, 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**

DATE: July 8, 2005

APPLICANT: Robert V. Kiro  
7 Stonecrest Drive  
New Windsor, New York

**COPY**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 7/05/05

FOR : Robert Kiro

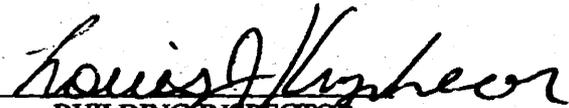
LOCATED AT: 7 Stonecrest Drive

ZONE: R-4 Sec/Blk/ Lot: 19-3-11

DESCRIPTION OF EXISTING SITE: SINGLE FAMILY DWELLING W/ PROPOSED REAR DECK -32' FROM REAR PROPERTY LINE.

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300-10 USE/BULK TABLE R-4 ZONE LINE 6, COLUMN G REQUIRED REAR YARD DEPTH (50'), PROPOSED 32', A VARIANCE OF 18' IS REQUIRED FOR THE PROPOSED REAR DECK.

  
BUILDING INSPECTOR

PERMITTED

PROPOSED OR  
AVAILABLE:

VARIANCE  
REQUEST:

ZONE: R-4      USE: REAR DECK

MIN LOT AREA:

MIN LOT WIDTH:

REQ'D FRONT YD:

REQ'D SIDE YD:

REQ'D TOTAL SIDE TD:

REQ'D REAR YD:  
(Line 6 Column G)

50'  
30'

23'  
38'

27'  
18'

REQ'D FRONTAGE:

MAX BLDG HT:

FLOOR AREA RATIO:

MIN LIVABLE AREA:

DEV COVERAGE:

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

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS  
IMPORTANT  
JUST 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 reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building 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 percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

JUL 01 2005

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:  
Building Permit #: 2005-661

**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 ROBERT KIRO

Address 7 STONECREST DRIVE Phone # 565-0690

Mailing Address SAME Fax # SAME

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

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

Name of Contractor ROBERT MANOSKE

Address 247 LOCUST DRIVE MILFORD PA Phone (570) 686-1144

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 STONECREST DR.  
(N, S, E or W)  
and 175' feet from the intersection of RT 94

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

3. Tax Map Description: Section 19 Block 3 Lot 11

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

a. Existing use and occupancy SINGLE FAMILY b. Intended use and occupancy SINGLE FAMILY

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

6. Is this a corner lot? NO

7. Dimensions of entire new construction. Front 16' Rear 25' Depth 14' Height 5' 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 \_\_\_\_\_

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

**PAID**

10. Estimated cost 2,500 Fee 50

CH# 182

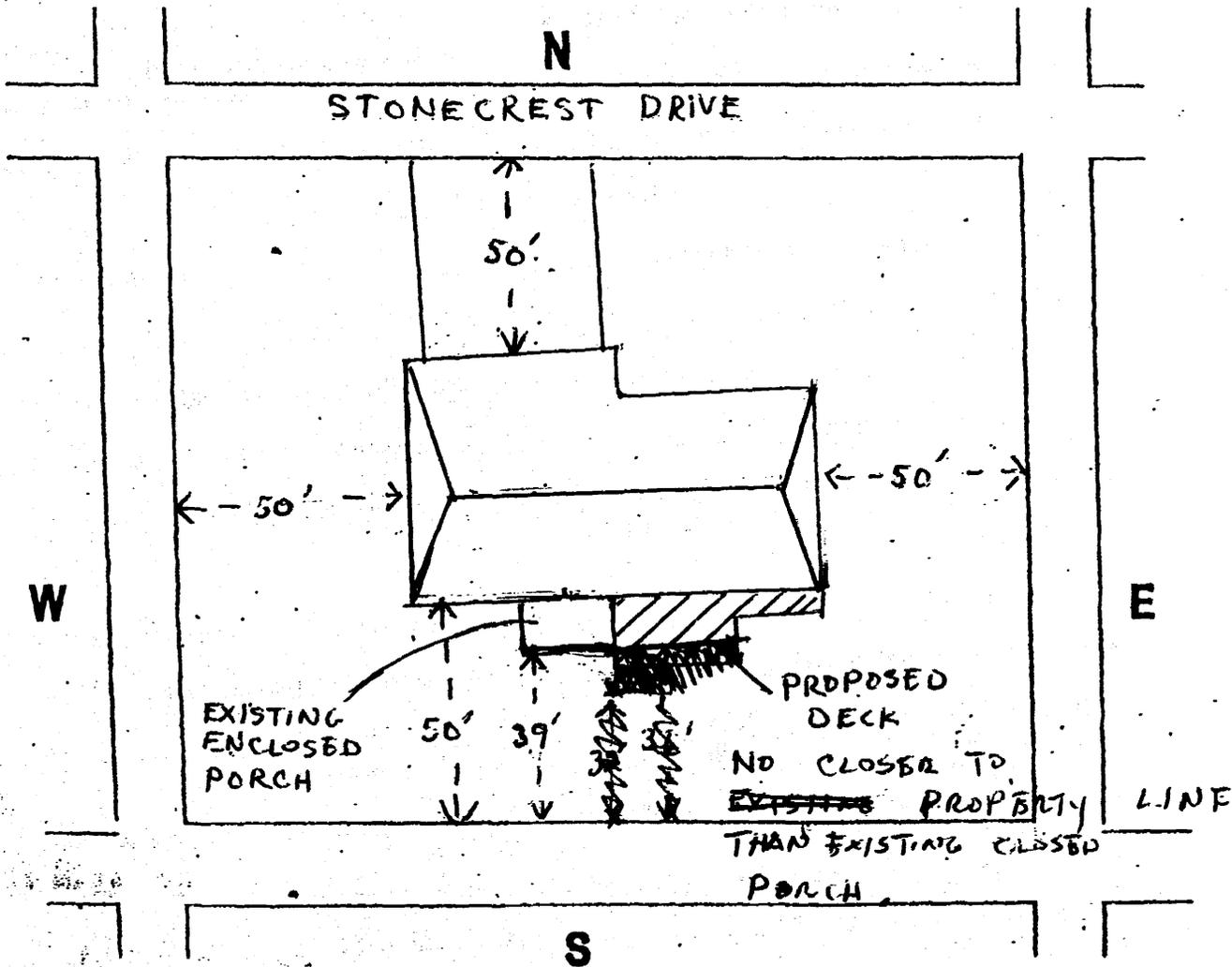
**ZONING BOARD**

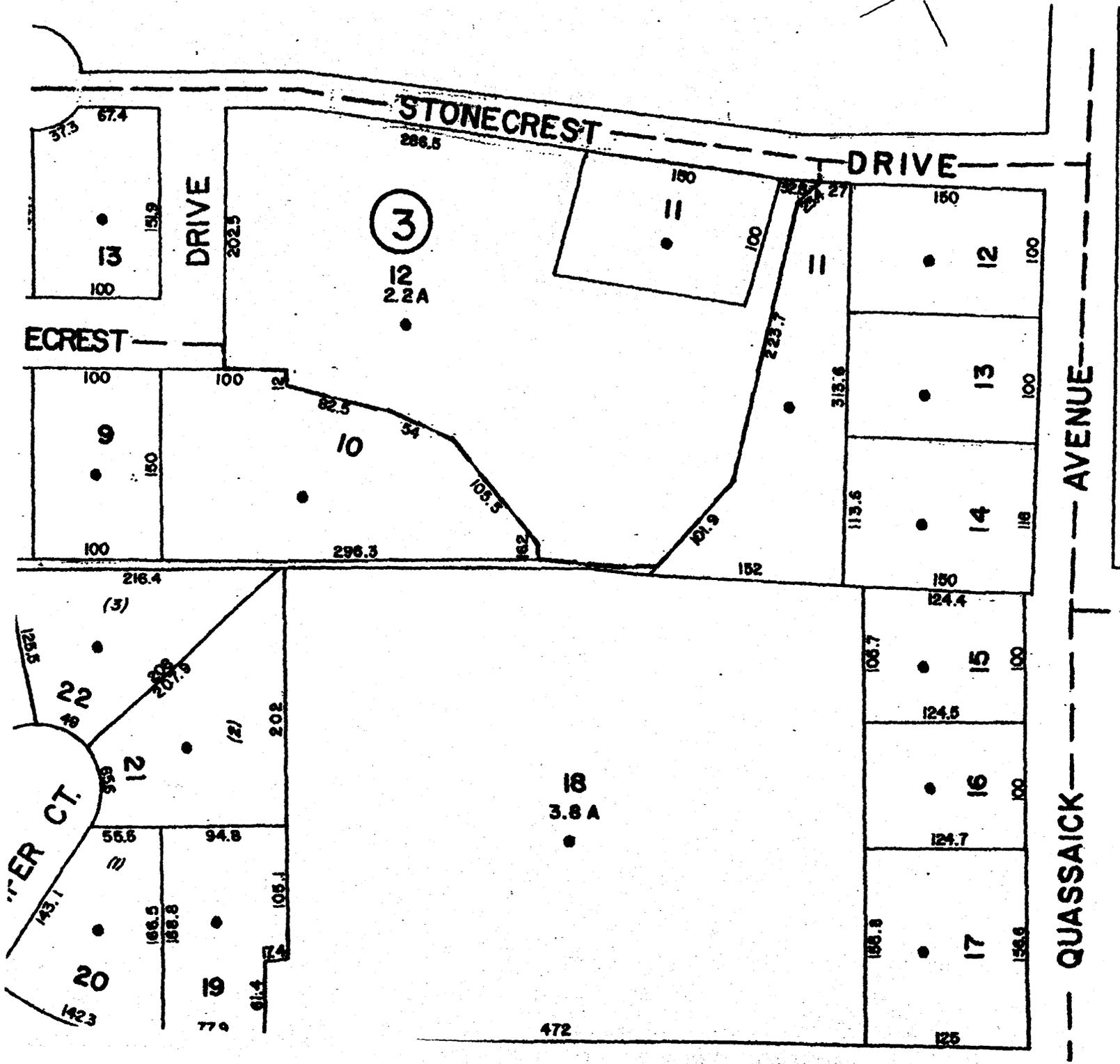


PLOT PLAN

NOTE:

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





SECTION

**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 11, 2006**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 150.25 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #05-60**

**NAME & ADDRESS:**

**Robert Kiro  
7 Stonecrest Avenue  
New Windsor, NY 12553**

**THANK YOU,**

**MYRA**

**L.R.01-12-2006**



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



FILE #05-60      TYPE:AREA      TELEPHONE: 565-0690

**APPLICANT:**

Robert Kiro  
7 Stonecrest Avenue  
New Windsor, NY 12553

RESIDENTIAL:                      \$ 50.00                      CHECK # 189

COMMERCIAL                      \$ 150.00                      CHECK # \_\_\_\_\_  
INTERPRETATION                      \$ 150.00                      CHECK # \_\_\_\_\_

ESCROW:                      RESIDENTIAL \$300.00                      CHECK # 190



**DISBURSEMENTS:**

**MINUTES      ATTORNEY  
\$5.50 / PAGE      FEE**

PRELIMINARY:	<u>4</u>	PAGES	\$ <u>22.00</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:10/28/05                      \$ 46.75

**TOTAL:                      \$ 79.75                      \$ 70.00**



ESCROW POSTED:                      \$ 300.00  
LESS: DISBURSEMENTS:                      \$ 149.75

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

REFUND DUE:                      \$ 150.25

Cc:

L.R. 01-12-2006

ROBERT\_KIRO\_(05-60)

MR. KANE: Request for 27 ft. rear yard setback for proposed rear deck at 7 Stonecrest Drive.

Mr. Robert Kiro appeared before the board for this proposal.

MR. KANE: Same thing we did in the preliminary hearing, you want to tell us exactly what you want to do.

MR. KIRO: What I'm doing I'm going to cantilever two feet beyond the existing porch line.

MR. KANE: So you're replacing a deck there that was an existing deck and you have a pair of sliders coming out of the house and without a deck there you would consider it a safety hazard?

MR. KIRO: Yes.

MR. KANE: Cut down any trees, substantial vegetation in the building of the deck?

MR. KIRO: No.

MR. KANE: Will you be creating any water hazards or runoffs?

MR. KIRO: No.

MR. KANE: The deck itself is similar in approximate size to other decks that are in your neighborhood?

MR. KIRO: Yes.

MR. KANE: There's no easements running through where the deck is, the proposed deck?

November 14, 2005

40

MR. KIRO: No.

MR. KANE: Any questions at this point?

MR. REIS: Mr. Kiro, the photos that you made available to us and thank you shows the start of this proposed deck?

MR. KIRO: Yes, it's there, its waiting to be finished.

MR. REIS: Thank you, okay.

MR. KANE: At this point then I will open it up to the public, see if there's anybody here for this particular meeting. Nobody cares. We'll close the public portion or it bring it back to the board. Any further questions? I'll accept a motion.

MS. LOCEY: I will offer a motion to on the application of Robert Kiro to grant his request for a 27 foot rear yard setback for a proposed rear deck at 7 Stonecrest Drive in an R-4 zone.

MR. BROWN: Second the motion.

ROLL CALL

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

RESULTS OF Z.B. MEETING OF: November 14, 2005

PROJECT: Robert Kinn ZBA # 05-60

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) L S) B VOTE: A \_\_\_\_\_ N \_\_\_\_\_

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

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

Large empty rectangular box with horizontal lines, likely for additional notes or signatures.

**AFFIDAVIT OF MAILING**

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR  
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

ROBERT KIRO

**AFFIDAVIT OF  
SERVICE  
BY MAIL**

#05-60

X

STATE OF NEW YORK )

) SS:

COUNTY OF ORANGE )

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 25TH day of OCTOBER, 2005, I compared the 46 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason  
Myra L. Mason, Secretary

25<sup>th</sup> day of October, 2005

Jennifer Mead  
Notary Public

JENNIFER MEAD  
Notary Public, State Of New York  
No. 01ME6050024  
Qualified In Orange County  
Commission Expires 10/30/2006



1763

# Town of New Windsor

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

## Assessors Office

October 3, 2005

Robert Kiro  
7 Stonecrest Drive  
New Windsor, NY 12553

Re: 19-3-11                      ZBA#: 05-60 (46)

Dear Mr. Kiro:

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 \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/tmp  
Attachments

CC: Myra Mason, Zoning Board

16-2-7

William & Angela Thompson  
140 Quassaick Avenue  
New Windsor, NY 12553

16-2-8

Jaime & Luisa Domenich  
142 Quassaick Avenue  
New Windsor, NY 12553

16-2-9

Michael & Arlene Lucas  
146 Quassaick Avenue  
New Windsor, NY 12553

16-3-5

James Deyo  
4 Lucas Drive  
New Windsor, NY 12553

16-3-8

Fred Arthurs  
6 Lucas Drive  
New Windsor, NY 12553

16-3-9

P.A. & Mary Kathy Thomas  
8 Lucas Drive  
New Windsor, NY 12553

16-3-10

Jozef Smagacz  
10 Lucas Drive  
New Windsor, NY 12553

16-3-11

Richard & Carol Jackson  
14 Lucas Drive  
New Windsor, NY 12553

16-3-12

John & Virginia Sears  
2 Stonecrest Drive  
New Windsor, NY 12553

16-3-13

John & Hilda Pluchino  
4 Stonecrest Drive  
New Windsor, NY 12553

16-3-14

NYSARC, Inc.  
Orange County Chapter  
249 Broadway  
Newburgh, NY 12550

16-3-15

Mary Hotetz  
8 Stonecrest Drive  
New Windsor, NY 12553

16-3-16

Kenneth & Sharon Garde  
10 Stonecrest Drive  
New Windsor, NY 12553

16-3-17

Josef & Katrin Borth  
12 Stonecrest Drive  
New Windsor, NY 12553

16-3-18

Carmine & Louise Damario  
40 Clancy Avenue  
New Windsor, NY 12553

16-3-19

Robert & Audrey Fitzgerald  
11 Oak Ridge Drive  
New Windsor, NY 12553

17-4-29

Louis Medina  
3 Wood Thrush Lane  
New Windsor, NY 12553

17-4-42

Lillian & Francis Moglia, Jr.  
30 Broad Street  
New Windsor, NY 12553

17-4-45

Joseph Scalzo  
2 Wood Thrush Lane  
New Windsor, NY 12553

17-4-48

Barbara & Donald Rysdyke, Jr.  
1 Wood Thrush Lane  
New Windsor, NY 12553

17-4-51

Mary Burton  
151 Quassaick Avenue  
New Windsor, NY 12553

17-4-52.1

Henry & Lisa Blackman  
145 Quassaick Avenue  
New Windsor, NY 12553

17-4-52.2

Marshall & Rita Rosenblum  
139 Quassaick Avenue  
New Windsor, NY 12553

17-4-53

Rafael & Ellice Andujar  
143 Quassaick Avenue  
New Windsor, NY 12553

17-4-54

Richard Rivera  
Jannett Kushnir  
135 Quassaick Avenue  
New Windsor, NY 12553

17-4-56

William Rall, Jr.  
Christine McNally  
133 Quassaick Avenue  
New Windsor, NY 12553

19-3-10

Peter Lerose  
31 Hilltop Drive  
New Windsor, NY 12553

19-3-12

Ernest Properties, Inc.  
30 Harth Drive  
New Windsor, NY 12553

19-3-13

Thomas & Joni Armstrong  
14 Stonecrest Drive  
New Windsor, NY 12553

19-3-14

Robert & Lucy Pisacona  
16 Stonecrest Drive  
New Windsor, NY 12553

19-3-25  
County of Orange  
255-275 Main Street  
Goshen, NY 10924

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

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

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

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

19-4-12  
Albert & Marian LeMunyan  
1 Stonecrest Drive  
New Windsor, NY 12553

19-4-13  
John Varricchio, Jr.  
Stephanie Michaels  
164 Quassaick Avenue  
New Windsor, NY 12553

19-4-14  
Philip Franchini  
Dominick Franchini, Jr.  
c/o Rose Franchini  
166 Quassaick Avenue  
New Windsor, NY 12553

19-4-15  
Tonya Lewis  
170 Quassaick Avenue  
New Windsor, NY 12553

19-4-16  
Erna Moodie  
Ashton Francis  
172 Quassaick Avenue  
New Windsor, NY 12553

19-4-17  
Edward & Carol Drejza  
174 Quassaick Avenue  
New Windsor, NY 12553

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

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

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

19-4-22  
Stephen & Nora Janelle Smith  
5 Jennifer Court  
New Windsor, NY 12553

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

**PUBLIC HEARING NOTICE**  
**ZONING BOARD OF APPEALS**  
**TOWN OF NEW WINDSOR**

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

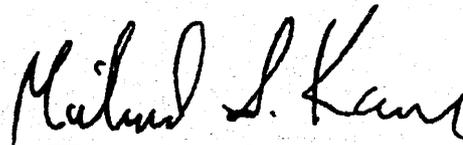
**Appeal No. 05-60**

**Request of ROBERT KIRO**

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

**Request for 27 ft. Rear Yard Setback for proposed rear deck at 7 Stonecrest Drive in an R-4 Zone (19-3-11)**

**PUBLIC HEARING will take place on NOVEMBER 14, 2005**  
**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**  
**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. 05-60  
Request of ROBERT KIRO

for a VARIANCE of the Zoning Local Law to Permit:

Request for 27 ft. Rear Yard Setback for proposed rear deck at 7 Stonecrest Drive in an R-4 Zone (19-3-11)

PUBLIC HEARING will take place on November 14, 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: 1811107 Advertiser: NEW WINDSOR, TOWN**

**Phone: 8455634615 Sys No: 1194114 Caller: MYRA**

**INVOICING CUSTOMER:**

**Phone: 8455634615 Sys No: 1194114 AcctNo: P.O. No:**

**Name: NEW WINDSOR, TOWN Subscriber:**

**Address: ZONING AND PLANNING**

**555 UNION AVENUE**

**NEW WINDSOR NY 12553**

RECEIVED

NOV - 7 2005

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

**ORDER:**

Printed By: THRFODRR Date: 10/25/2005 Assigned Sales: TownofNewWindsor ZONINGBOARDOFAPPEALS P AdType: LINER Order Type: NORMAL

Manual Delay: Box No: Call Back: Y

**NOTES:**

Change Reason:

**INSERTION:**

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

Schedule: Start Date - 10/28/2005 End Date - 10/28/2005

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: BI 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

\_\_\_\_\_  
\_\_\_\_\_  
10/28/05  
\_\_\_\_\_  
\_\_\_\_\_

Signature of Representative:

*Patricia Foddrill*

Sworn in before me this \_\_\_\_\_

Day of \_\_\_\_\_

Nov.

2005

*Gretchen Pina Breedy*

Notary Public, Orange County

**GRETCHEN PINA BREEDY  
NOTARY PUBLIC FOR THE STATE  
OF NEW YORK, ORANGE COUNTY  
OATH / SIGNATURE IS ON FILE  
COMMISSION EXPIRES 11/29/2005**



# Town of New Windsor

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

## ZONING BOARD OF APPEALS

October 25, 2005

Mr. Robert Kiro  
7 Stonecrest Drive  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-60

Dear Mr. Kiro:

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:

7 Stonecrest Drive  
New Windsor, NY

is scheduled for the November 14<sup>th</sup>, 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

PRELIMINARY MEETINGS: \_\_\_\_\_

ROBERT\_KIRO\_(05-60) \_\_\_\_\_

Mr. Robert Kiro appeared before the board for this proposal.

MR. KANE: Request for 27 ft. rear yard setback for proposed rear deck at 7 Stonecrest Drive. Tell us what you want to do, sir. Speak loud enough so this young lady over here can hear you.

MR. KIRO: So the existing porch is out ten feet from the house, that existing porch was there when I purchased the home. Under the guidelines I'm allowed to build up to the existing porch line without any sort of variance and what my variance is for is for that extra two feet what I did, the posts are along the existing line and then I want to cantilever it out two feet from there.

MR. KANE: Deck was existing when you bought the house, sir?

MR. KIRO: No, it's--

MR. KANE: Something you're building right now?

MR. KIRO: Yes, I'm waiting.

MR. KANE: Similar in size and nature to other decks that are in your neighborhood?

MR. KIRO: There's other decks in my neighborhood which are on the ground level but since I have a raised ranch what it does I walk out of my dining room onto it.

MR. KRIEGER: Directly adjacent to an exit from the house?

MR. KIRO: Yes.

MR. KANE: Without having a deck there, we'll get back to my first question, without having the deck there obviously walking out those doors is considered a safety hazard?

MR. KIRO: Yes.

MR. KANE: And when I ask if it's similar in nature and size to other decks that are in your neighborhood, I don't mean exactly, I mean other people have 10 x 20 decks or 15 x 20 or whatever size your deck is?

MR. KIRO: The people who are directly behind me have and it's, they have a two car garage and their deck or what you'd call it is that entire two car garage, a patio or deck, so they have like a raised ranch too also so then the entire floor area that would fit a two car garage that's their porch so it's huge, that's directly, that's behind me. And then over on the right of me you have a stone house and he has a huge porch that wraps around the entire house plus he has another patio at ground level which goes out to his garden.

MR. KANE: To make the answer simple is yes, your deck is similar to other decks that are in your neighborhood?

MR. KIRO: Yes.

MR. KANE: Create any water hazards or runoffs in the building of the deck?

MR. KIRO: No.

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

MR. KIRO: I cut down just a three foot pine.

September 26, 2005

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MR. KANE: So nothing substantial there. How high is the deck going to be off the ground?

MR. KIRO: It starts around five feet and goes to about 8 feet or so.

MR. KANE: You're going to have steps coming from the deck down to the ground?

MR. KIRO: Correct.

MR. KANE: Any easements in the area where you're going to be building the deck?

MR. KIRO: No.

MR. KANE: That's it for my questions. Does the board have any further questions? I'll accept a motion.

MS. GANN: I will offer a motion that we set up Robert Kiro for a public hearing for his request for 20 foot rear yard setback for proposed rear deck at 7 Stonecrest Drive in an R-4 zone.

MR. MC DONALD: Second it.

ROLL CALL

MS. GANN	AYE
MS. LOCEY	AYE
MR. BROWN	AYE
MR. MC DONALD	AYE
MR. KANE	AYE

MR. KANE: So you understand what happened and for the rest of the people that are here tonight New Windsor the way they do their zoning board is we have two hearings, everything that's decided by the zoning board has to be done in a public hearing. If we didn't have

September 26, 2005

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the preliminary meetings and you came, you didn't have everything you needed and you came in, you would be denied and then you couldn't come back for six months. So this gives us an idea to feel out the applicant, see what we need from them and you'll see what you need from us, not just saying this for you but for everybody then when the public hearing comes there's no surprises. That's why we do this, we have just set you up for a public hearing where we can make our decision.

MR. KIRO: And the date on that?

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

MR. KANE: That will tell you what to do.

MR. KIRO: Thank you, board.

MR. KANE: Thank you.

ZBA # 05-60  
Application fee

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

**RECEIPT**  
**#925-2005**

09/27/2005

Kiro, Robert

Received \$ 50.00 for Zoning Board Fees, on 09/27/2005. 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**  
**ZONING BOARD OF APPEALS**

**RECEIPT OF ESCROW RECEIVED:**

DATE RECEIVED: 09-26-05

FOR: ESCROW 05-60

FROM:

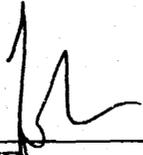
**Robert Kiro**  
**7 Stonecrest Avenue**  
**New Windsor, NY 12553**

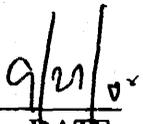
CHECK NUMBER: 190

TELEPHONE: 565-0690

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

  
\_\_\_\_\_  
NAME

  
\_\_\_\_\_  
DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU



RESULTS OF Z.B.A. MEETING OF: September 26 2005

PROJECT: Robert Kiro ZBA # 05-60  
P.B.# \_\_\_\_\_

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

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____	NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
GANN _____	GANN _____
LOCEY _____	LOCEY _____
BROWN _____	BROWN _____
MCDONALD _____	MCDONALD _____
REIS _____	REIS _____
KANE _____	KANE _____
CARRIED: Y _____ N _____	CARRIED: Y _____ N _____
PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____	APPROVED: M) _____ S) _____ VOTE: A _____ N _____
GANN _____	GANN _____
LOCEY _____	LOCEY _____
BROWN _____	BROWN _____
MCDONALD _____	MCDONALD _____
REIS _____	REIS _____
KANE _____	KANE _____
CARRIED: Y _____ N _____	CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:  
SCHEDULE PUBLIC HEARING: M) G S) M VOTE: A 5 N 0

GANN <u>A</u>	CARRIED: Y <input checked="" type="checkbox"/> N _____
LOCEY <u>A</u>	
BROWN <u>A</u>	
MCDONALD <u>A</u>	
KANE <u>A</u>	

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES \_\_\_\_\_  
VARIANCE APPROVED: M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_

GANN _____	CARRIED: Y _____ N _____
LOCEY _____	
BROWN _____	
MC DONALD _____	
REIS _____	
KANE _____	

*Similar in size*  
*Safety*  
*No water hazards*  
*Cut any substantial Veg No.*  
*No esserents*



# Town of New Windsor

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

## ZONING BOARD OF APPEALS

September 22, 2005

Mr. Robert Kiro  
7 Stonecrest Drive  
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #05-60

Dear Mr. Kiro:

This letter is to inform you that you have been placed on the September 26, 2005 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

7 Stonecrest Drive  
New Windsor, NY

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

Very truly yours,

---

Myra Mason, Secretary  
Zoning Board of Appeals

MLM:mlm

# TOWN OF NEW WINDSOR REQUEST FOR NOTIFICATION LIST

DATE: 09-26-05 PROJECT NUMBER: ZBA# 05-60 P.B. # \_\_\_\_\_

APPLICANT NAME: ROBERT KIRO

PERSON TO NOTIFY TO PICK UP LIST:

Robert Kiro  
7 Stonecrest Avenue  
New Windsor, NY 12553

TELEPHONE: 565-0690

TAX MAP NUMBER:	SEC. <u>19</u>	BLOCK <u>3</u>	LOT <u>11</u>
	SEC. _____	BLOCK _____	LOT _____
	SEC. _____	BLOCK _____	LOT _____

PROPERTY LOCATION: SAME  
\_\_\_\_\_

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: CASH

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



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



**APPLICATION FOR VARIANCE**

8/10/05  
Date

Application Type: Use Variance  Area Variance   
Sign Variance  Interpretation

I. **Owner Information:** Phone Number: (845) 565-0690  
ROBERT KIRO Fax Number: ( ) SAME  
 (Name)  
7 STONECREST AVE NEW WINDSOR 12553  
 (Address)

II. **Applicant:** Phone Number: ( )  
SAME AS ABOVE Fax Number: ( )  
 (Name)  
 (Address)

III. **Forwarding Address, if any, for return of escrow:** Phone Number: ( )  
 Fax Number: ( )  
 (Name)  
 (Address)

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number ( )  
 Fax Number: ( )  
ROBERT MANDOSKE  
 (Name)  
247 LOCUST DR MILFORD PA  
 (Address)

V. **Property Information:**  
 Zone: R-4 Property Address in Question: 7 STONECREST DR  
 Lot Size: 150x100 Tax Map Number: Section 19 Block 3 Lot 11  
 a. What other zones lie within 500 feet? RESIDENTIAL  
 b. Is pending sale or lease subject to ZBA approval of this Application? N/A  
 c. When was property purchased by present owner? JULY 30, 2004  
 d. Has property been subdivided previously? NO If so, When: \_\_\_\_\_  
 e. Has an Order to Remedy Violation been issued against the property by the  
 Building/Zoning/Fire Inspector? NO  
 f. Is there any outside storage at the property now or is any proposed? NO

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

**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' x 38'	27' x 38'
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

VI. ~~USE VARIANCE~~

Use Variance requested from New Windsor Zoning Local Law,

Section 16, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

Describe proposal:

THE EXISTING ENCLOSED PORCH GOES OUT  
10'3". FOOTING FOR THE PROPOSED DECK WILL  
BE ALONG THAT 10'3" LINE. THE VARIANCE  
IS FOR 24" BEYOND THE EXISTING PORCH LINE  
BY CANTILEVERING THE DECK 24". TOTAL  
DEPTH 12'3".

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.

A DECK DEPTH OF APPROXIMATELY 10' IS  
NOT ADEQUATE TO HAVE PROPER AND SAFE  
FLOW OF MOVEMENT ALONG THE DECK. I HAVE  
PLACED MY MODERATELY SIZED DECK TABLE AND  
CHAIRS ON THE EXISTING PORCH. NOW ONE HAS TO BRUSH  
UP AGAINST THE HOUSE OR RAILING TO GET PASTED  
PEOPLE WHO ARE SITTING. A SMALL INCREASE IN  
DEPTH WILL MAKE FOR A SIGNIFICANT IMPROVEMENT

**PLEASE NOTE:**

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

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:

(1) A SLIGHTLY DEEPER DECK MAKES FOR A SAFER AND MORE COMFORTABLE OUTDOOR LIVING SPACE. THE CHANGE WITH A NEW DECK IMPROVES THE QUALITY OF MY HOME AS WELL AS IMPROVES THE CHARACTER OF THE NEIGHBORHOOD USING CEDAR AND TREX DECKING. (2) GOING OUT TO BUY A SMALL TABLE & CHAIRS LESSENS QUALITY (3) THE REQUEST AREA FOR VARIANCE IS MINIMAL (4) THIS IS AN UPGRADE TO MY HOME WITH NO ENVIRONMENTAL IMPACTS TO THE NEIGHBORHOOD.

**PLEASE NOTE:**

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

**COMPLETE THIS PAGE**

**XII. ADDITIONAL COMMENTS:**

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

USING QUALITY BUILDING MATERIAL AND BUILDING  
BEYOND REQUIREMENTS, E.G. 12" FOOTINGS INSTEAD OF 10"  
 DIA

**XIII. ATTACHMENTS REQUIRED:**

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy of site plan or survey (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 \$ 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 (5 or 6) 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:

17<sup>th</sup> day of August 2005.

Robert V. Kirsh  
 Owner's Signature (Notarized)

ROBERT V. KIRSH  
 Owner's Name (Please Print)

\_\_\_\_\_  
 Applicant's Signature (If not Owner)

Deborah Green  
 Signature and Stamp of Notary

**PLEASE NOTE:**

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

DEBORAH GREEN  
 Notary Public, State of New York  
 Qualified in Orange County  
 # 4884085  
 Commission Expires July 15, 2007

**COMPLETE THIS PAGE**



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



**ZONING BOARD PROCEDURES**

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) 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:

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

UPON RECEIPT OF ALL APPLICABLE PAPERWORK AND CHECKS, YOU WILL BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING". YOU DO NOT NEED YOUR PUBLIC HEARING LIST OR ENVELOPES FOR THIS FIRST MEETING.

\* **ESCROW**  
 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	

## **PUBLIC HEARING LIST OF PROPERTY OWNERS**

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
3. 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.**