

ZB# 06-31

Hoffman-Walker

58-3-4 & 5

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
Granted 6-26-06

06-31
Hoffman - Walker (for McHugh)
Beaver Brook Rd. - Area (58-3-415)

Publish 6/9/06
45131

**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,

P.B. # 06-02

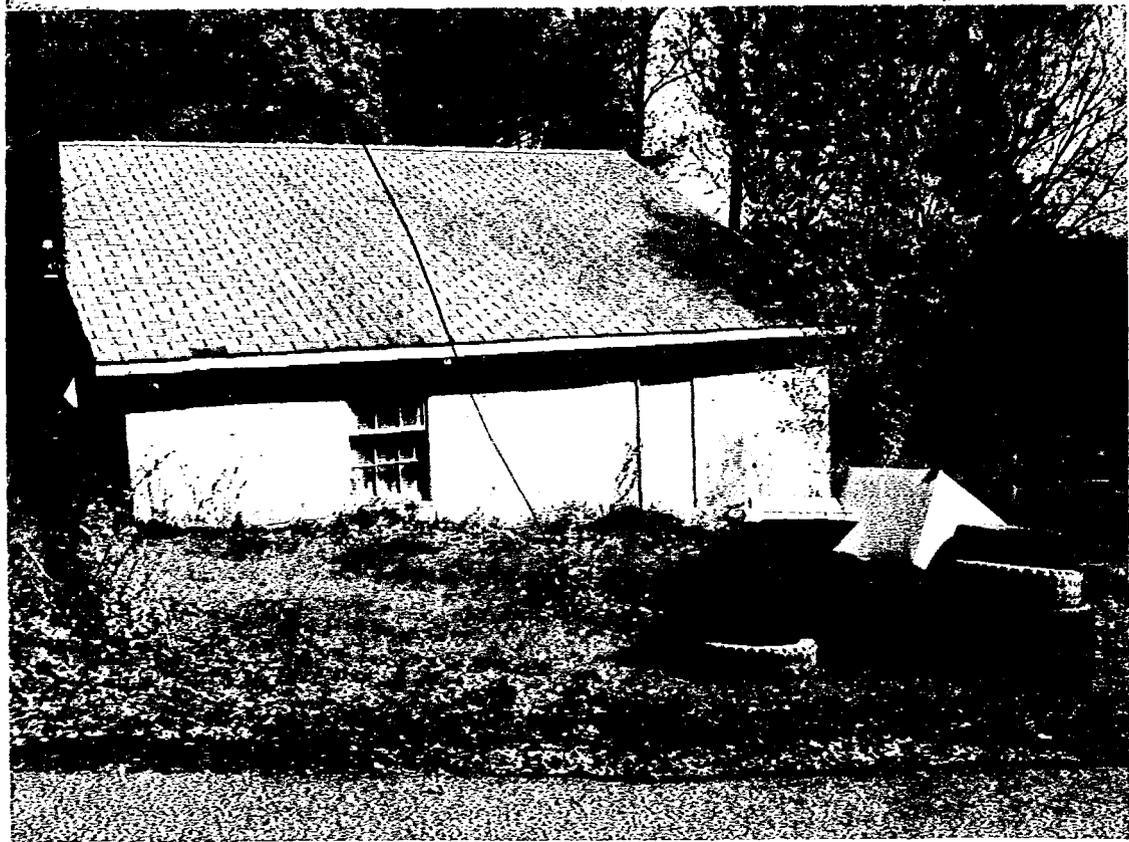
ZONE: R-4

USE: SFR

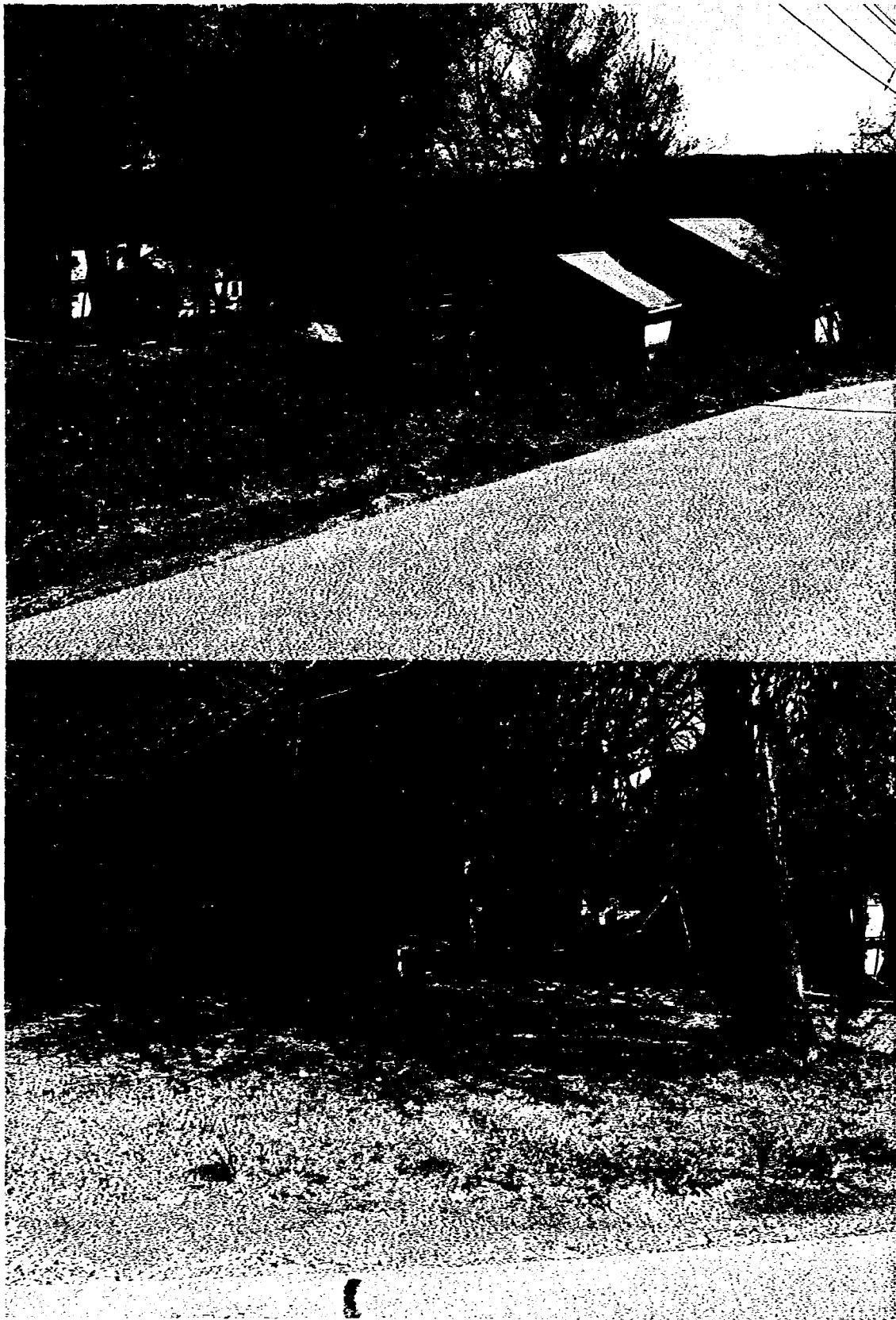
	REQUIRED	PROPOSED LOT 5/4	VARIANCE REQUESTED LOT 5/4
MIN. LOT AREA	43,560 s.f.	22113 / 13396	30164 / 21447
MIN. LOT WIDTH	125 ft.	132.3 / 159.1	- / -
REQUIRED FRONT YARD	45 ft.	40.9+97.2 / 14.7	4.1 / 30.3
REQUIRED SIDE YARD	20 ft.	29.6 / 20	- / -
REQUIRED TOTAL SIDE YARD	40 ft.	na / 116.4	- / -
REQUIRED REAR YARD	50 ft.	37.6 / 39.9	12.4 / 10.1
REQUIRED FRONTAGE	70 ft.	314.1 / 160	- / -
MAX. BLDG. HT.	35 ft.	< 35 (both)	- / -
FLOOR AREA RATIO	n/a	-	-
MIN. LIVABLE AREA	1200 s.f.	1437 / 983	- / 217
DEVELOPMENTAL COVERAGE	20 %	93 / 9.7	-
O/S PARKING SPACES	2	2 / 2	- / -

PLEASE NOTE:

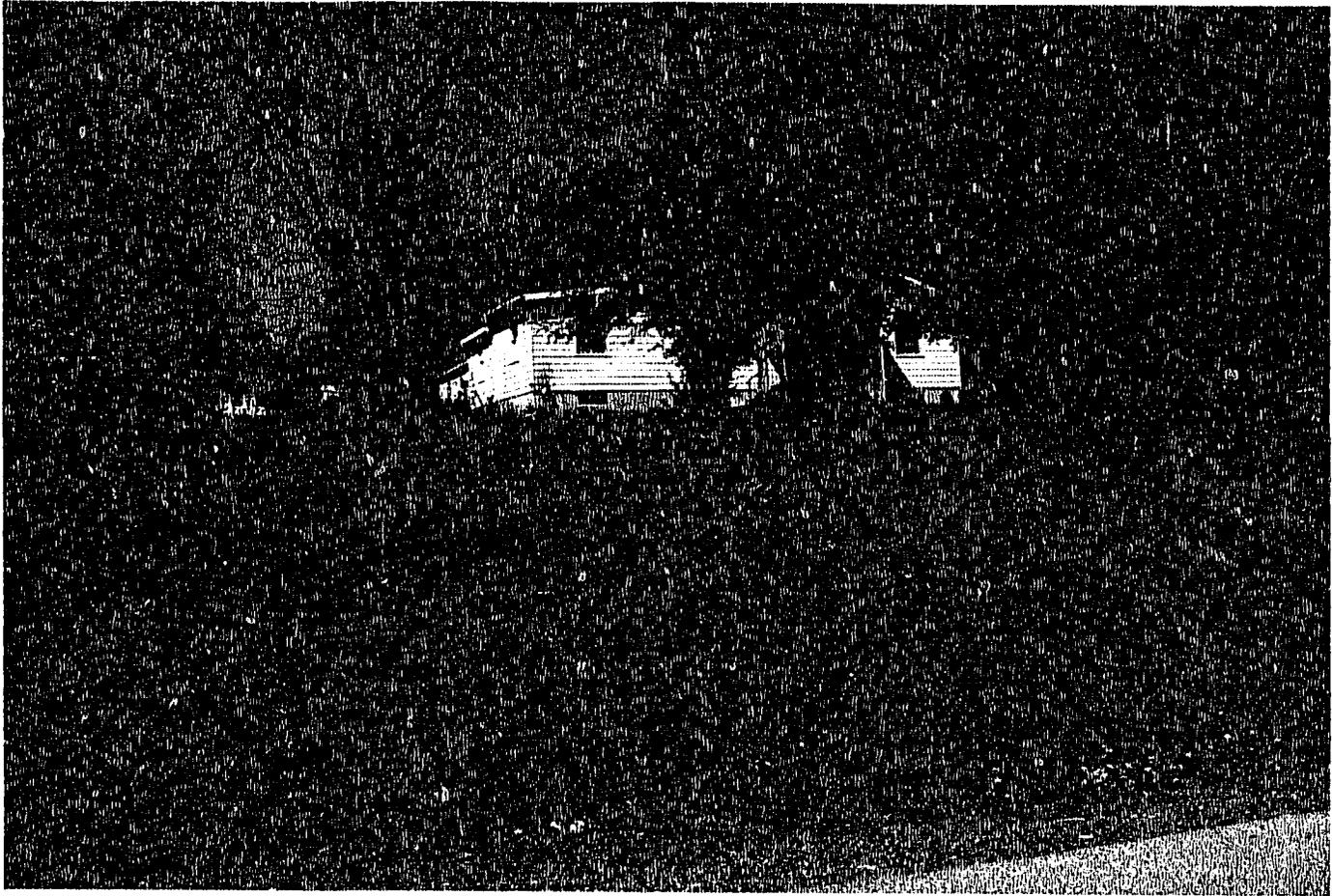
THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.











NEW WINDSOR ZONING BOARD OF APPEALS
-----X

SBL: 58-3-4 & 5

In the Matter of the Application of
MC HUGH (by Hoffman-Walker)

MEMORANDUM OF
DECISION GRANTING

AREA

CASE #06-31
-----X

WHEREAS, William Walker represented the , owner(s) of 58-3-4&5 on Beaver Brook Road, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for:

LOT #4:	21,447 s.f. Minimum Lot Area	LOT #5:	30,164 s.f. Minimum Lot Area
	30.3 ft. Front Yard Setback		4.1 ft. Front Yard Setback
	10.1 ft. Rear Yard Setback		12.4 ft. Rear Yard Setback
	217 s.f. Livable Area		

for proposed Lot Line Change on Beaver Brook Road in an R-4 Zone (58-3-4 & 5)

WHEREAS, a public hearing was held on June 26, 2006 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 relocate a lot line between two currently pre-existing, non-conforming lots. While such Lot Line Changes are within the province of the Planning Board, since the lots are non-conforming, it isn't necessary in order for the lot line change to be approved that the variances be granted by this Board.
- (c) The applicant, once the lot line is changed, seeks to renovate a currently existing accessory building and converting it into a single family residence. The existing single-family residence would then be on its own lot.
- (d) In renovating the existing building, the applicant will not create the ponding or collection of water or divert the flow of water drainage.

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:

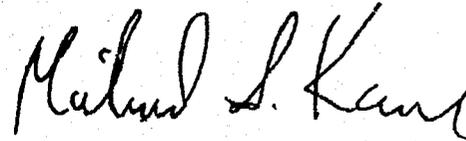
LOT #4: 21,447 s.f. Minimum Lot Area	LOT #5: 30,164 s.f. Minimum Lot Area
30.3 ft. Front Yard Setback	4.1 ft. Front Yard Setback
10.1 ft. Rear Yard Setback	12.4 ft. Rear Yard Setback
217 s.f. Livable Area	

for proposed Lot Line Change on Beaver Brook Road in an R-4 Zone (58-3-4 & 5) 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 26, 2006



Chairman



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12584

Invoice

Date	Invoice #
6/16/2006	7835

Bill To	<i>MM</i>
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553	

RECEIVED

JUN 27 2006

TOWN OF NEW WINDSOR
COMPTROLLER'S OFFICE

P.O. No.	Terms	Project
45131	Due on receipt	

Issue Date	Description	PCS/Units	Amount
6/9/2006	LEGAL ADS: APPEAL NO 06-31 1 AFFIDAVIT	11.46 4.00	11.46 4.00
Total			\$15.46

VISA, MASTERCARD, AMERICAN EXPRESS PAYMENTS ACCEPTED, CALL (845) 562-1218

State of New York
County of Orange, ss:
Patricia Quill being duly
sworn disposes and says that she is The
Supervisor of Legal Dept. of the E.W. Smith
Publishing Company; Inc. Publisher of The
Sentinel, a weekly newspaper published and
of general circulation in the Town of New
Windsor, Town of Newburgh and City of
Newburgh and that the notice of which the
annexed is a true copy was published IX

in said newspaper, commencing on
the 9 day of June A.D., 2006
and ending on the 9 day of June
A.D. 2006

Patricia Quill

Subscribed and shown to before me
this 22nd day of June, 2006

Deborah Green

Notary Public of the State of New York
County of Orange.

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 2007

My commission expires _____

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. 06-31
Request of **HOFFMAN WALKER** (for McHugh)
for a VARIANCE of the Zoning Local Law to Permit:
Request for:
LOT #:
21,447 s.f. Minimum Lot Area
30.3 ft. Front Yard Setback
10.1 ft. Rear Yard Setback
7,217 s.f. Livable Area
LOT #:
30,164 s.f. Minimum Lot Area
4.1 ft. Front Yard Setback
12.4 ft. Rear Yard Setback for proposed Lot Line Change on Beaver Brook Rd in an R-4 Zone (58-3-4 & 5) PUBLIC HEARING will take place on JUNE 26, 2006 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.
Michael Koss, Chairman

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

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: 10-23-06
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 158.54 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #06-31

NAME & ADDRESS:

**Hoffman-Walker (for McHugh)
P.O. Box 304
Goshen, NY 10924**

THANK YOU,

MYRA

L.R.10-23-06



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



FILE #06-31 TYPE: AREA TELEPHONE: 294-3487 (WALKER)

APPLICANT:
Hoffman-Walker (for McHugh)
P.O. Box 304
Goshen, NY 10924

RESIDENTIAL:	\$ 50.00	CHECK #2301
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK #2302



<u>DISBURSEMENTS:</u>		MINUTES	ATTORNEY
		\$7.00 / PAGE	FEE

PRELIMINARY:	4	PAGES	\$ 28.00	\$ 35.00
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	4	PAGES	\$ 28.00	\$ 35.00
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:6-9-06 \$ 15.46

TOTAL: \$ 71.46 \$ 70.00



ESCROW POSTED:	\$ 300.00
LESS: DISBURSEMENTS:	\$ 141.46
AMOUNT DUE:	\$ _____
REFUND DUE:	\$ 158.54

Cc:

L.R. 10-23-06

May 22, 2006

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HOFFMAN-WALKER_ (FOR_MCHUGH)_ (06-31)

Mr. Bill Walker appeared before the board for this proposal.

MR. KANE: Request for lot \$4, 21,447 square foot minimum lot area, 30.3 foot front yard setback, 10.1 foot rear yard setback and 217 square foot livable area, for lot #5, 30,164 square foot minimum lot area, 4.1 foot front yard setback and 12.4 foot rear yard setback for proposed lot line change on Beaver Brook Road.

MR. WALKER: My name is Bill Walker representing Gerilyn McHugh, the applicant, myself representing the owner would like to request what we have is existing, we have two pre-existing, non-conforming lots and right now the accessory building which is a garage actually encroaches and goes over the existing tax lot line, McHughs are owners of both lots so it has not been an issue. In order to clear that up what they'd like to do is slide the lot line closer towards Beaver Brook Road where you will see the proposed lot line meeting the current 20 foot setback and convert the existing accessory structure into a single family residence on the what would be the new additional lot.

MR. LUNDSTROM: Would it be possible to hold the plot plan up so the rest of us can see it?

MR. WALKER: I'll walk to each, right now, this is the existing tax lot line so this is one lot and this is one lot with the house and garage and the garage is currently over 3 1/2 feet so to rectify that what they'd like to do is slide the lot line down here to the proposed lot line, make this one lot and start the second lot which would encompass this area and in addition to that meeting the 20 foot setbacks they'd like to convert this to a single family residence. Obviously, you can't have an accessory building on a

May 22, 2006

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lot without a single family and they're both obviously a lot of the setbacks are pre-existing so they do not conform to the current.

MR. KANE: We're not talking about putting a new building, talking about converting the garage into a single family residence.

MR. WALKER: Correct.

MR. BABCOCK: Mr. Chairman, there's the two lots there now, all the existing setbacks are there, now we're just clearing them up, what's changing is the two lots are changing in size, one right now the lot line goes through the garage and they're moving it over so that the lot line is not through the garage and now there's still two lots just making one bigger, one smaller and that's all they're doing.

MR. KANE: It's just a big square footage area that we're looking at kicking down, how did we get a piece of property right on the lot line, how did we get a building on the lot line?

MR. BABCOCK: It's over the lot line, they own it so apparently didn't make a difference at a time.

MR. KANE: Building predates zoning.

MR. BABCOCK: I would probably assume it does but really nothing is changing, they're moving the lot line over to make it make sense, therefore, they're making one lot bigger and one lot smaller which is actually better cause the number 4 lot, what size is that right now?

MR. KANE: Existing 8,000 square feet.

MR. BABCOCK: So 8,000 square feet is just too small.

May 22, 2006

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MR. KANE: So we're pulling 5,000 square foot from the other one making it 13.

MR. BABCOCK: That's right and the non-conforming lot of record in the old zoning you could build on 5,000 square feet with water and sewer, so they're making it better in all ways.

MR. TORPEY: Still one piece of property.

MR. KANE: It's going to be two.

MR. WALKER: It's currently two and will stay two.

MR. BABCOCK: It's one bigger lot, one small lot now it's going to be two medium sized lots and the lot line's not going to go through the building anymore.

MR. KANE: Ask the questions anyway, going to be cutting down any trees, substantial vegetation?

MR. WALKER: No.

MR. KANE: Creating any water hazards or runoffs?

MR. WALKER: No.

MR. LUNDSTROM: Mike, would this proposed lot line will the setbacks be adequate?

MR. BABCOCK: Yes, what he's creating is a 20 foot setback and everything that he's asking for a variance is existing.

MR. KANE: Okay, makes sense. Any other questions?

MR. BABCOCK: The garage was built in 1975, Mr. Chairman, and does have a C.O.

MR. LUNDSTROM: Offer a motion to allow Hoffman-Walker

May 22, 2006

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to proceed to public hearing for proposed lot line change on Beaver Brook Road in an R-4 zone, Section, Block and Lot 58-3-4-5.

MS. LOCEY: I'll second it.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MR. TORPEY	AYE
MS. LOCEY	AYE
MR. KANE	AYE

MR. KANE: Everybody do we have enough in pictures and that kind of stuff from this gentleman? Do you need anything more to make a decision on this for the public hearing?

MR. TORPEY: It's pretty self-explanatory.

MR. KANE: Okay.

HOFFMAN-WALKER_(FOR_MCHUGH)_(06-31)

Mr. William Walker appeared before the board for this proposal.

MR. KANE: Request for lot #4, 21,447 s. f. minimum lot area, 30.3 ft. front yard setback, 10.1 ft. rear yard setback, 217 s. f. livable area, lot #5, 30,164 s. f. minimum lot area, 4.1 ft. front yard setback and 12.4 ft. rear yard setback for proposed lot line change on Beaver Brook Road.

MR. WALKER: Bill Walker representing Gerald and Maureen McHugh. This initially started they're requesting a lot line change with the planning board and we were sent here because although the existing two lots are currently pre-existing, non-conforming we're moving a lot line and therefore will also be non-conforming so the variance that was so eloquently stated there is what we would need to accommodate the new lot line. And in the process we're going to be if you remember renovating the existing accessory building, the garage and turning that into a single family residence on the new lot 4.

MR. KANE: So to keep the record straight there will be no brand new building on here, you're going to convert the existing garage which will be on lot number 4?

MR. WALKER: Yes.

MR. KANE: To a single family residence?

MR. WALKER: Correct.

MR. KANE: And the other lot, lot number 5 will contain the existing single family residence?

MR. WALKER: Correct.

MR. LUNDSTROM: Do you know if they envision the garage being expanded at all to accommodate that new use?

MR. WALKER: Yes, well, if you notice, I don't know if you can see the structure now it will be squared off is the proposal so the, where you have the alcove out, it will be a squared off addition and make it square, you know, rectangular structure.

MR. LUNDSTROM: But the overall size?

MR. WALKER: Right, the extreme limits will be within that, correct.

MR. KRIEGER: Footprint.

MR. WALKER: Footprint, yeah.

MR. TORPEY: You'll make that whole area look nice.

MR. WALKER: Yeah, the garage could use some work anyway so--

MR. TORPEY: Make it look a little more uniform.

MR. KANE: Mike, a quick question, with the square off on the building, we're showing 14, the request of 14.7 foot from the building, is that going to be enough going all the way out if we square that off to the corner?

MR. BABCOCK: Doesn't look it to me. The first time I heard about squaring off the building was just now.

MR. KANE: I think we're going to come up light, see what I mean?

MR. WALKER: Absolutely, I do absolutely see that, we can, there's one or two ways if I can request a lower setback at this point.

MR. KANE: That we can't do.

MR. WALKER: Then I'll stay with it.

MR. KANE: Because it has to be in the public in the newspaper if I remember correctly 10 days before. The only other way would be not to square it off and bring it back and use as much space as you can keeping it within the 14.7.

MR. WALKER: That's fine.

MR. KANE: So it's an understanding on that with the 14.7?

MR. WALKER: Yes.

MR. KANE: Cutting down, you're really not building anything so we're not cutting down any trees, not removing substantial vegetation, we're not worried about easements at this point. At this point, I will open it to the public and say that there's nobody in the audience, we'll close the public portion of the hearing and ask Myra how many mailings we had.

MS. MASON: On June 9 we mailed out 30 envelopes and had no response.

MR. KANE: Any further questions from the board? I will accept a motion. When you read it for the motion on lot number 4 front yard setback is 30.3, okay?

MR. TORPEY: Better get a professional.

MR. KANE: I don't think there's any need to put anything in the verbiage about the 14.7 with the cutoff, you know what you need to do.

MR. WALKER: Absolutely.

June 26, 2006

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MR. KANE: And Michael knows more importantly.

MR. LUNDSTROM: I will offer a motion of Hoffman-Walker project number 06-31 request for pertaining to lot number--

MR. KRIEGER: All you have to do, make a motion say granted requested variances.

MR. LUNDSTROM: Grant the requested variances.

MS. GANN: I'll second the motion.

ROLL CALL

MS. GANN	AYE
MR. LUNDSTROM	AYE
MR. TORPEY	AYE
MR. KANE	AYE



RESULTS OF Z.B.A. MEETING OF: June 26, 2006

PROJECT: Hoffman-Walker (for McHugh) ZBA # 06-31
P.B.# _____

USE VARIANCE: _____ NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____
GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____
GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____
GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____
GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____
CARRIED: Y _____ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES
VARIANCE APPROVED: M) 14 S) 6 VOTE: A 4 N 0.

GANN A
LUNDSTROM A
LOCEY _____
TORPEY A
KANE A

CARRIED: Y N _____

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





1763

Town of New Windsor

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

Assessor's Office

May 23, 2006

Hoffman- Walker (for McHugh)
P.O. Box 304
Goshen, NY 10924

Re: 58-3-4 & 58-3-5 ZBA# 06-31 (30)

To Whom It May Concern:

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

The charge for this service is \$45.00, minus your deposit of \$25.00.

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

Sincerely,

J. Todd Wiley (JTW)
J. Todd Wiley, IAO
Sole Assessor

JTW/baw
Attachments

CC: Myra Mason, Zoning Board

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

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

57-1-41.1
David & Pamela Boone
90 Lake Side Drive
New Windsor, NY 12553

57-1-41.22
Xhavid Nimoni
82 Lake Side Drive
New Windsor, NY 12553

57-1-42
Richard & Jean Mycka
56 Beaver Brook Road
New Windsor, NY 12553

57-1-43
Todd Skrzeczkowski
61 Beaver Brook Road
New Windsor, NY 12553

57-1-126 & 57-1-127
Pennsylvania Lines LLC
Att: Norfolk Southern Railway Co
110 Franklin Road SE
Roanoke, VA 24042-0028

57-2-1
Beaver Dam Lake Prot.& Reh.Distr.
c/o Dep.of Public Works
P.O. Box 509, Route 17 M
Goshen, NY 10924

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

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

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

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

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

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

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

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

58-2-11.2
Mark G. Carey
25 Beaver Brook Road
New Windsor, NY 12553

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

58-2-13
Mark & Maxine Goulet
19 Hill View Drive
New Windsor, NY 12553

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

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

58-3-2 & 58-3-3
Regina Rose Lott
20 Hill View Drive
New Windsor, NY 12553

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

58-4-5.2
Daniel & Eileen Schug
14 Beaver Brook Road
New Windsor, NY 12553

58-4-6
Mary DeMatte & Alfred Ostrander
20 Beaver Brook Road
New Windsor, NY 12553

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

58-4-7.12 & 58-4-7.13
Dominick & Bernadine Forte
143 Harold Ave
Cornwall, NY 12518

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

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

58-4-9
Irene Mroz
75 Lakeside Drive
New Windsor, NY 12553

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

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

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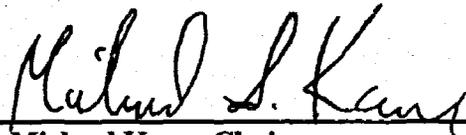
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10.1 ft. Rear Yard Setback	12.4 ft. Rear Yard Setback
217 s.f. Livable Area	

for proposed Lot Line Change on Beaver Brook Rd in an R-4 Zone (58-3-4 & 5)

PUBLIC HEARING will take place on JUNE 26, 2006 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

Town Hall

555 Union Ave.

New Windsor, NY 12553

TEL: (845) 563-4623 / FAX: (845) 563-4693

PURCHASE ORDER

45131

SENTIN

DATE	6/1/2006
PAGE NO.	1
CHECK NO.	
TAX EXEMPT NO. 14-6002338	

SIGN & RETURN TO ADDRESS ABOVE

VENDOR	SHIP TO
THE SENTINEL PO BOX 406 VAILS GATE, NY 12584	Zoning Department Town of New Windsor 555 Union Avenue New Windsor, NY 12553 Attn: Myra Mason

SPECIAL INSTRUCTIONS

MM

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
1	PUB HEAR NOTICE: 6/9 McHUGH (HOFFMAN/WALKER) 10-1070-108010-4-4131	1		

NO ORDER VALID UNLESS SIGNED BELOW

TOTAL →

VENDOR CERTIFICATION AND DECLARATION

I do solemnly declare and certify under the penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

X

VENDOR SIGN HERE

DEPARTMENT DIRECTOR

BUSINESS ADMINISTRATOR

DEPARTMENTAL CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

SIGNATURE

DATE

NAME (PRINT OR TYPE)

OFFICIAL POSITION

COMPTROLLER

VENDOR SOCIAL SECURITY NO. OR TAX I.D. NO.

VENDOR - SIGN AT X AND RETURN WITH INVOICE

WINDSOR, New York, will hold a Public Hearing on the following Proposition:

Appeal No. 06-32

Request of **RICHARD SKINNER**

for a VARIANCE of the Zoning Local Law to Permit:

Request for 10 ft. Side Yard Setback and; 3 ft. Rear Yard Setback for existing shed at 40 Forest Hill Road in an R-4 Zone (44-2-4) PUBLIC HEARING will take place on JUNE 26, 2006 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

Michael Kane, Chairman

**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. 06-31

Request of **HOFFMAN WALKER** (for McHugh)

for a VARIANCE of the Zoning Local Law to Permit:

Request for:

LOT #4:

21,447 s.f. Minimum Lot Area

30.3 ft. Front Yard Setback

10.1 ft. Rear Yard Setback

217 s.f. Livable Area

LOT #5:

30,164 s.f. Minimum Lot Area

4.1 ft. Front Yard Setback

12.4 ft. Rear Yard Setback for proposed Lot Line Change on Beaver Brook Rd in an R-4 Zone (58-3-4 & 5) PUBLIC HEARING will take place on JUNE 26, 2006 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.

Michael Kane, Chairman

**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. 06-24

Request of **JACQUELINE CALLANAN**

for a VARIANCE of the Zoning Local Law to Permit:

Request for variance to permit a 6 ft. fence

BOARD OF EDUCATION City School District

City of Newburgh, NY

Valinda Velus Allman Purchasing Agent

NOTICE: Sealed bids will be received in the Office of the Board of Education,

124 Grand Street, Newburgh, NY 125:50 until 2:00 p.m., June 20, 2006 for the following bid(s):

Newburgh Free Academy-Cafeteria Renovation

- | | |
|-------------|--------------------|
| Contract 1: | General Work |
| Contract 2: | Plumbing Work |
| Contract 3: | HVAC Work |
| Contract 4: | Electrical Work |
| Contract 5: | Asbestos Abatement |

Bid forms may be obtained from the Printer-WL Coughtry, PO Box 6430, 268 Central Ave, Albany, NY 12206 Phone (518) 463-2192 upon payment of \$50 check payable to the Newburgh Enlarged City School District.

Bid and contract documents may be examined at the School District Operations Office, 20 Chestnut St. Newburgh, NY 550, or BBL Construction Services, LLC, 302 Washington Ave Extension, Albany, NY (518) 452-8200.

Complete specification and bid forms may be obtained at the above address.

The Board of Education reserves the right to reject any or all proposals submitted.

BOARD OF EDUCATION City School District

City of Newburgh, NY

Valinda Velus Allman Purchasing Agent

NOTICE:

THE ANNUAL RETURN OF THE KAPLAN FAMILY CHARITABLE FOUNDATION, for the fiscal year ended December 31, 2005, is available at its principal office located c/o William Kaplan, 19 Rivers Edge, Newburgh, New York 12550 or call (518) 439-1062 for inspection during regular business hours by any citizen who so requests it within 180 days hereof. Principal Manager of the Foundation is Sheila Kaplan

NOTICE:

THE ANNUAL RETURN OF THE ELAINE AND WILLIAM KAPLAN FAMILY PRIVATE FOUNDATION, for the fiscal year ended December 31, 2005, is available at its principal office located c/o William Kaplan, 19 Rivers Edge, Newburgh, New York 12550 or call (518) 439-1062 for inspection during regular business hours by any citizen who so requests it within 180 days hereof. Principal Manager of the Foundation is Sheila Kaplan.

period of probable usefulness: 5 years amount of obligations to be issued: \$20,000

A complete copy of the Bond Resolution summarized above shall be available for public inspection during normal business hours at the office of the Clerk of the Orange County Legislature, in Goshen, New York.

Dated: June 9, 2006

Goshen, New York

**RESOLUTION NO. 148 OF 2006
BOND RESOLUTION DATED
JUNE 1, 2006**

BOND RESOLUTION OF THE COUNTY OF ORANGE, NEW YORK, AUTHORIZING PREPARATION OF SURVEYS, PRELIMINARY PLANS AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING REPLACEMENT OF THE FORD BRIDGE LOCATED ON FORDLEA ROAD OVER RUTGERS CREEK, IN THE TOWN OF MINISINK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$20,000, APPROPRIATING SAID AMOUNT THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$20,000 BONDS OF THE COUNTY TO PAY THE COST THEREOF

object or purpose: preparation of surveys, preliminary plans and detailed plans, specifications and estimates necessary for planning replacement of the Ford Bridge located on Fordlea Road over Rutgers Creek, in the Town of Minisink, including engineering services.

period of probable usefulness: 5 years amount of obligations to be issued: \$20,000

A complete copy of the Bond Resolution summarized above shall be available for public inspection during normal business hours at the office of the Clerk of the Orange County Legislature, in Goshen, New York.

Dated: June 9, 2006

Goshen, New York

Dated: June 9, 2006

Goshen, New York

**RESOLUTION NO. 149 OF 2006
BOND RESOLUTION DATED
JUNE 1, 2006**

BOND RESOLUTION OF THE COUNTY OF ORANGE, NEW YORK, AUTHORIZING ADDITIONAL FUNDS FOR THE PREPARATION OF SURVEYS, PRELIMINARY PLANS AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE REPLACEMENT OF MECHANICSTOWN BRIDGE LOCATED ON COUNTY ROUTE 67 OVER THE MASONIC CREEK, IN THE TOWN OF WALLKILL, STATING THE ESTI-

Dated: June 9, 2006

Goshen, New York

**RESOLUTION NO. 153 OF 2006
BOND RESOLUTION DATED JUNE 1, 2006**

BOND RESOLUTION OF THE COUNTY OF ORANGE, NEW YORK, AUTHORIZING ACQUISITION OF EQUIPMENT FOR VALLEY VIEW CENTER FOR NURSING CARE AND REHABILITATION, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$262,000, APPROPRIATING SAID AMOUNT THEREFOR, AND AUTHORIZING THE ISSUANCE OF \$262,000 BONDS OF THE COUNTY TO PAY THE COST THEREOF

object or purpose: (a) fire safety and fire prevention program including replacement of the existing Faraday a fire alarm panel and reprogramming of the existing Edwards fire alarm panel, at the estimated maximum cost of \$150,000 and (b) acquisition of a dishwasher, at the estimated maximum cost of \$112,000

period of probable usefulness: (a) \$150,000; ten (10) years

(b) \$112,000; five (5) years amount of obligations to be issued: \$262,000

A complete copy of the Bond Resolution summarized above shall be available for public inspection during normal business hours at the office of the Clerk of the Orange County Legislature, in Goshen, New York.

Dated: June 9, 2006

Goshen, New York

**NOTICE TO BIDDERS
DIVISION OF PURCHASE
COUNTY OF ORANGE**

Sealed bids for providing LIQUEFIED, COMPRESSED SULFUR DIOXIDE GAS (RFB-0C067-06) to the County of Orange will be received at the Office of the Division of Purchase of the County of Orange, 255-265 Main Street, Third Floor, PO Box 218, Goshen, New York 10924, until 3:00PM on Thursday, June 15, 2006 when the same will

services are described in the detailed Request for Proposals (RFP). Firms interested in being considered for this work may acquire a detailed Request for Proposal from:

Edmund A. Fares, P.E.

Commissioner

Orange County Department of Public Works

P.O. Box 509, 2455-2459 Route 17 M

Goshen, New York 10924

Copies of the Request for Proposals, may be obtained beginning Thursday, June 15, 2006 at the Office of the Commissioner of Public Works at the above address between the hours of 8:00A.M. and 5:00P.M., Monday through Friday. Proposal must be submitted by Thursday, June 29, 2006.

NOTICE OF THE PUBLIC HEARING ON THE REVISED BUDGET

NOTICE IS HEREBY GIVEN by the Board of Education of the Washingtonville Central School District, Orange County, New York, that it will hold the Public Hearing on the Budget of the qualified voters of the Washingtonville Central School District in the Washingtonville High School, Washingtonville, New York, on Tuesday, June 13, 2006 at 7:30 p.m., prevailing time, for the purpose of presenting the revised budget document for the 2006-07 School Year.

NOTICE IS FURTHER GIVEN that the Vote on the Revised Budget will be held at the following locations: (1) Washingtonville Senior High School, (2) Little Britain Elementary School, (3) Round Hill Elementary School, on Tuesday, June 20, 2006, between the hours of 6:00 a.m. and 9:00 p.m., prevailing time, when the polls will be open for the purpose of voting by voting machine:

A. To vote upon the appropriation of \$73,098,618 to meet the estimated expenditures for school district purposes for the 2006-07 School Year (the Budget).

NOTICE IS FURTHER GIVEN that a copy of the statement of the amount of money which will be required to fund the School District's Budget for 2006-07, exclusive of public monies, may be obtained by any resident of the District during business

CASH NOW As seen on T.V.

FOR STRUCTURED SETTLEMENTS, ANNUITIES and INSURANCE PAYOUTS

(800) 794-7310

J.G. Westworth means CASH NOW for Structured Settlements!





**ORANGE COUNTY
DEPARTMENT OF PUBLIC WORKS**

Edmund A. Fares, P.E.
Commissioner

Edward A. Diana
County Executive

**P.O. Box 509, 2455-2459 Route 17M
Goshen, New York 10924-0509**
www.orangecountygov.com
TEL (845) 291-2750 FAX (845) 291-2778

June 16, 2006

Michael Kane, Chairman
Town of New Windsor Zoning Board of Appeals
555 Union Ave.
New Windsor, New York 12553

Re: Hoffman – Walker – Lot Line Change
Beaver Brook Road
Tax Map Section 58, Block 3, Lots 4 & 5
Request for Area Variances

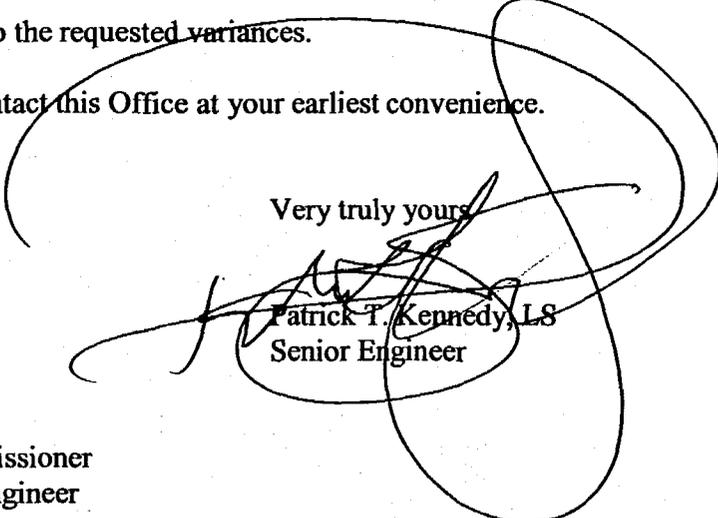
Dear Mr. Kane:

This Department has reviewed the Request for Area Variances and the Tax Map for the above referenced project and it appears that there is no traffic or drainage impacts to any County Road or County owned property.

This Department has no objection to the requested variances.

If you have any questions please contact this Office at your earliest convenience.

Very truly yours


Patrick T. Kennedy, LS
Senior Engineer

Cc: Charles W. Lee, PE, Deputy Commissioner
Cesare L. Rotundo, PE, Principal Engineer



RESULTS OF Z.B.A. MEETING OF: May 2, 2006

PROJECT: McHugh (William Walker) ZBA # 06-31
P.B.# _____

USE VARIANCE: _____ NEED: EAF _____ PROXY _____

LEAD AGENCY: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

PUBLIC HEARING: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

NEGATIVE DEC: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____ CARRIED: Y _____ N _____

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING: M) 11 S) 6 VOTE: A 5 N 0

MS GANN A
MR LUNDSTROM A
LOCEY A
TORPEY A
KANE A

CARRIED: Y N _____

PUBLIC HEARING: _____ STATEMENT OF MAILING READ INTO MINUTES _____

VARIANCE APPROVED: M) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

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

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

RECEIPT
#417-2006

05/18/2006

Walker, Hoffman ZBA 06-31

Received \$ 50.00 for Zoning Board Fees, on 05/18/2006. 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: 05-17-2006

FOR: ESCROW 06-31

FROM:
Hoffman-Walker (for McHugh)
P.O. Box 304
Goshen, NY 10924

CHECK FROM:
SAME

CHECK NUMBER: 2302

TELEPHONE: 294-3487

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

5/18/06

DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU



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 17, 2006

Hoffman-Walker (for McHugh)
P.O. Box 304
Goshen, NY 10924

SUBJECT: REQUEST FOR VARIANCE #06-31

Dear Mr. Walker:

This letter is to inform you that you have been placed on the May 22, 2006 agenda for the Zoning Board of Appeals to discuss your request for a variance at:

Gerald McHugh
Beaver Brook Road
New Windsor, NY

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

Very truly yours,

Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

TOWN OF NEW WINDSOR
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:

THE LOT A LINE ADJUSTMENT WILL MAKE
THE TWO EXCESSIVE LOTS MORE CONFORM TO THE NEIGHBORHOOD.

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

XII. ADDITIONAL COMMENTS:

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

XIII. ATTACHMENTS REQUIRED:

- Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- Copy of site plan or survey (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 area that variances is being requested for showing relationship to property lines (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:

25 day of April 2006

Herman Gershon
Signature and Stamp of Notary

Gerald M. Hugh

GERALD M. HUGH
 Owner's Name (Please Print)
[Signature]
 Applicant's Signature (If not Owner)

PLEASE NOTE:

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

HERMAN GERSHON
 Notary Public, State Of New York
 No. 01GE5039055
 Qualified In New York County
 Commission Expires Feb. 13, 2007

COMPLETE THIS PAGE

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

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

James M. Hugh, ~~OWNER~~, deposes and says that he resides

at BEAVER BROOK ROAD in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 58 Block 3 Lot 4)
designation number (Sec. 58 Block 3 Lot 5) which is the premises described in

the foregoing application and that he authorizes:

Herman Gershon, PO Box 304, Goshen, NY 10924
(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: 4/25/06

** James M. Hugh

Sworn to before me this:
25th day of April 2006

Herman Gershon
Applicant's Signature (If different than owner)

Herman Gershon
Signature and Stamp of Notary

Representative's Signature

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.**

HERMAN GERSHON
Notary Public, State Of New York
No. 01GE5039055
Qualified In New York County
Commission Expires Feb. 13, 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:

RESIDENTIAL: (Three Separate Checks Please)

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

MULTI-FAMILY: (Three Separate Checks Please)

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

COMMERCIAL: (Three Separate Checks Please)

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

INTERPRETATION: (Three Separate Checks Please)

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

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 \$.39 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 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.

ZONING TABLE OF BULK REGULATIONS

TOWN OF NEW WINDSOR R-4
SUBURBAN RESIDENTIAL DISTRICT

MINIMUM REQUIREMENTS

LOT AREA	43,580 SQ. FT.
LOT WIDTH	125 FT.
FRONT YARD	45 FT.
ONE SIDE YARD/BOTH	20/40 FT.
REAR YARD	50 FT.
STREET FRONTAGE	70 FT.
LIVABLE AREA	1200 S.F.

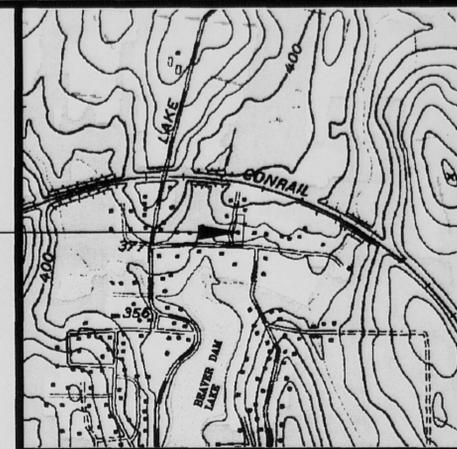
MAXIMUM REQUIREMENTS

BUILDING HEIGHT	35 FT.
DEVELOPMENTAL COVERAGE	20 %

LOT 58 - 3 - 4		
EXISTING	PROPOSED	VARIANCE
8,130 SQ. FT.	13,396 SQ. FT.	30,164 SQ. FT.
100.2 FT.	159.1 FT.	N/A
N/A	14.7 FT.	30.3 FT.*
N/A	20.0 FT./116.4 FT.	N/A
N/A	39.9 FT.	10.1 FT.
100.3 FT.	160.0 FT.	N/A
0 S.F.	983 S.F.	217 S.F.

LOT 58 - 3 - 5		
EXISTING	PROPOSED	VARIANCE
27,379 SQ. FT.	22,113 SQ. FT.	21,447 SQ. FT.
132.3 FT.	132.3 FT.	N/A
97.2/40.9 FT.*	97.2/40.9 FT.*	4.1 FT.*
85.6 FT.	29.6 FT.	N/A
37.6 FT.*	37.6 FT.*	12.4 FT.*
373.9 FT.	314.1 FT.	N/A
1,437 S.F.	1,437 S.F.	N/A

* PRE-EXISTING, NON-CONFORMING CONDITION



LOCATION PLAN

1 INCH = 2000 FEET

NOTES:

- THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
- SUBSURFACE STRUCTURES AND UTILITIES NOT VISIBLE AT THE TIME OF SURVEY HAVE NOT BEEN SHOWN.
- REFERENCES:
MAP ENTITLED "RIGHT OF WAY TAKING MAP HILL VIEW DRIVE, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED DECEMBER 1, 1992, AS PREPARED BY PATRICK T. KENNEDY.
MAP ENTITLED "SURVEY OF LANDS FOR GERALD McHUGH & MAUREEN McHUGH, TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK," DATED JANUARY 28, 1988, AS PREPARED BY PATRICK T. KENNEDY.

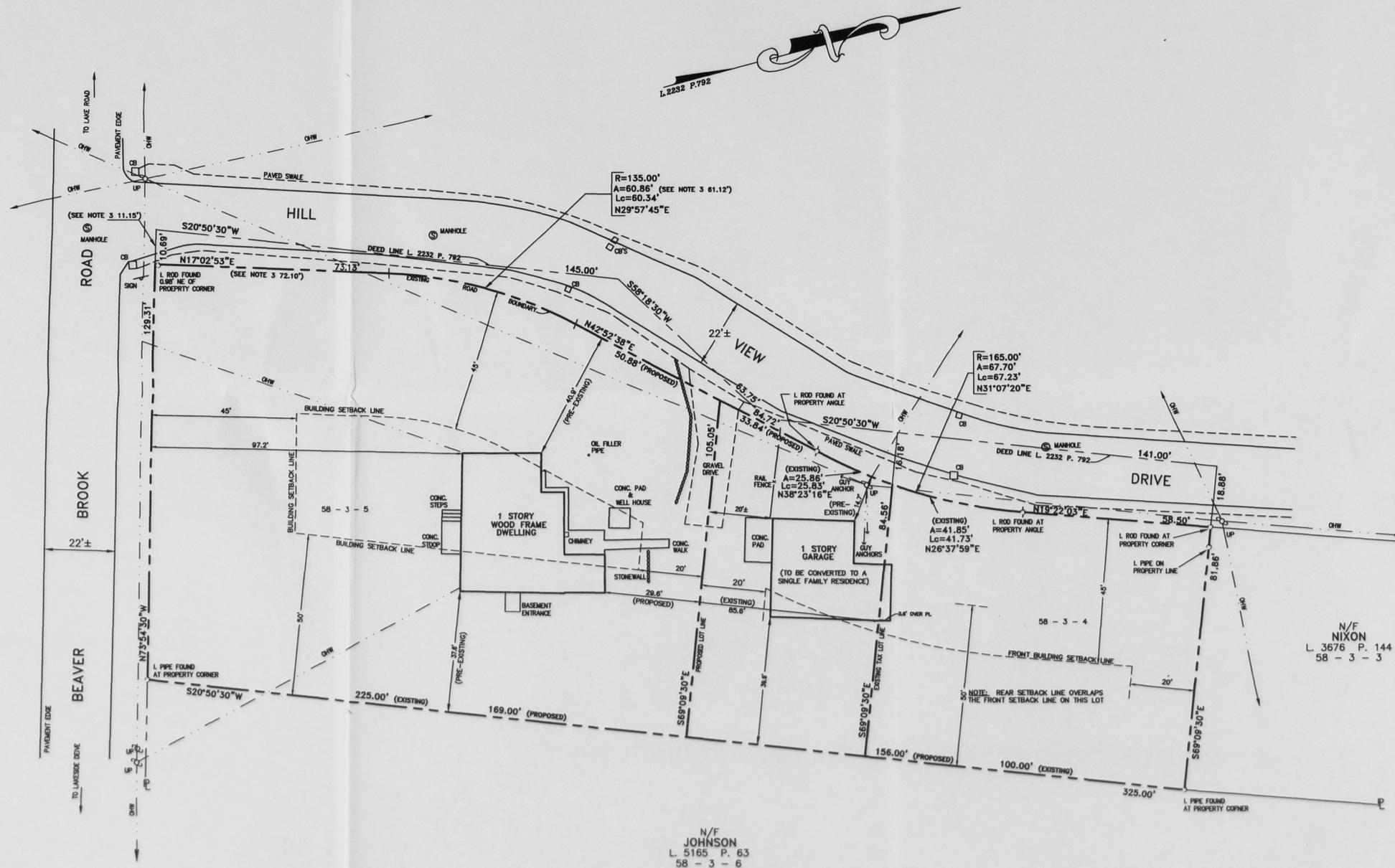
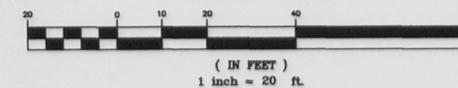
RECORD OWNER:

GERALD McHUGH MAUREEN McHUGH
35 BEAVER BROOK RD
NEW WINDSOR, NEW YORK 12553
L. 2232 P. 792
58 - 3 - 4
58 - 3 - 5

AREA:

TAX LOT	EXISTING	PROPOSED
58-3-4	0.187± AC.	0.308±AC.
58-3-5	0.629± AC.	0.507±AC.
TOTAL	0.815± AC.	0.815±AC.

GRAPHIC SCALE



COPIES FROM THE ORIGINAL OF THIS DOCUMENT NOT MARKED WITH AN ORIGINAL OF THE PROFESSIONAL ENGINEER'S AND/OR LAND SURVEYOR'S STAMP OR EMBOSSED SEAL SHALL NOT BE CONSIDERED VALID, TRUE COPIES.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209-2 OF THE NEW YORK STATE EDUCATION LAW.

CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES OF INTEREST LISTED BELOW THAT THIS MAP SHOWS THE RESULTS OF AN ACTUAL FIELD SURVEY COMPLETED ON JULY 3, 2003.

GERALD McHUGH
MAUREEN McHUGH
RODNEY C. KOWALTON, L.S.
NEW YORK STATE LICENSE NO. 50276

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LANC & TULLY
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SURVEY & LOT LINE CHANGE
PREPARED FOR

**GERALD McHUGH
AND
MAUREEN McHUGH**
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Date: JULY 9, 2003
Revision:
LOT LINE
JULY 25, 2003
JANUARY 6, 2005
JANUARY 23, 2006
FEBRUARY 8, 2006
FEBRUARY 17, 2006
MARCH 13, 2006
APRIL 19, 2006

Client: MCHUGH/SY/DWG
Project: SY
Sheet No.: 1 OF 1

Drawn By: JW	Checked By:	Scale: 1" = 20'	Tax Map No.: 58 - 3 - 4 & 5	Drawing No.: B - 02 - 0166 - 01
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