

ZB# 06-32

Richard Skinner

44-2-4

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

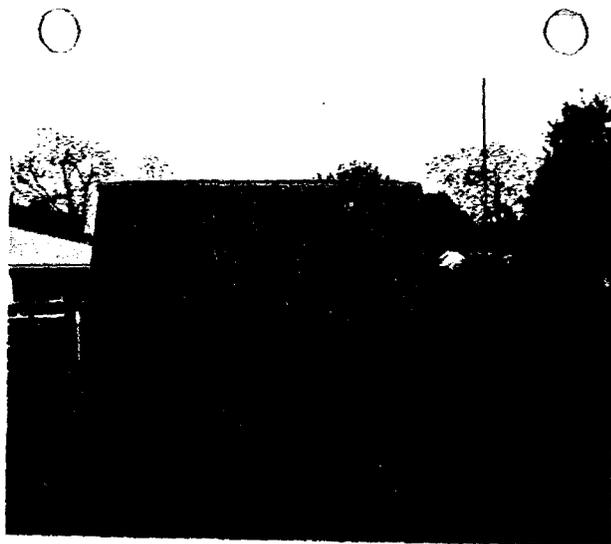
ZBA

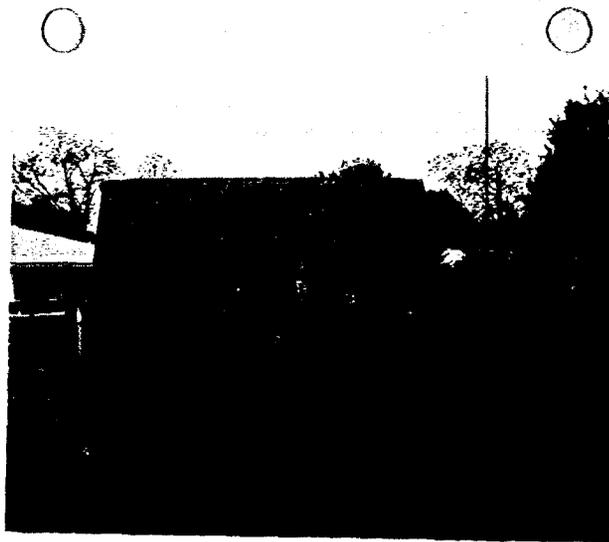
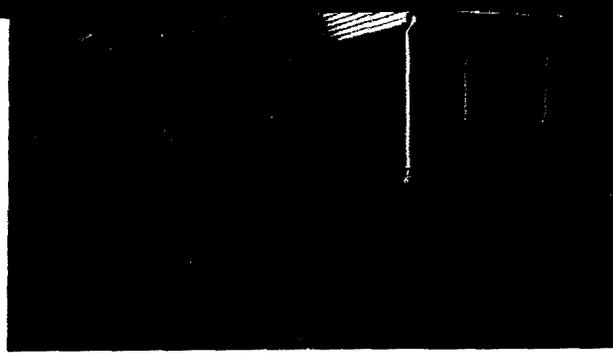
06-32

Richard Skinner (AREA)
40 Forest Hill Rd. - (44-2-4)

Publish 6-9-06

45130







ZBA

40 Forest Hill Rd. - (44-2-4)

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

MEMORANDUM OF
DECISION GRANTING

RICHARD SKINNER

AREA

CASE #06-32
-----X

WHEREAS, Richard Skinner, owner(s) of 40 Forest Hill Road, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an 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)

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 constructed a shed approximately 10 years ago and now seeks a variance to maintain the shed in its present location.

- (c) Since the shed has been constructed, there have been no complaints, either formal or informal, about the shed. In constructing the shed, the applicant will not remove any trees or substantial vegetation.
- (d) In building the shed 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
- (e) In building the shed the applicant will not create the ponding or collection of water or divert the flow of water drainage.
- (f) Since the shed has been constructed, there have been no complaints, either formal or informal, about the shed.
- (g) With the shed, 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).

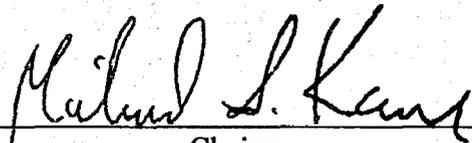
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for 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) 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



Michael S. Kemp

Chairman

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

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

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

DATE: April 25, 2006

**APPLICANT: Richard A. Skinner
40 Forest Hill Road
New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 4/18/06

FOR : Existing 8x12 ft. wood shed

LOCATED AT: 40 Forest Hill Road

ZONE: R-4 Sec/Blk/ Lot: 44-2-4

DESCRIPTION OF EXISTING SITE: One family house

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Existing shed does not meet minimum side and rear yard set-back.**

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS

Existing Shed.

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 unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected before rework.

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 pond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED
COPY APR 18 2006
BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: PA 2006-380

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 Richard Skinner

Address 40 Forest Hill Rd N.W Phone # _____

Mailing Address _____ Fax # _____

Name of Architect _____

Address _____ Phone _____

(X)

Name of Contractor _____

Address _____ Phone _____

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

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

1. On what street is property located? On the East side of Forest Hill Rd.
(N, S, E or W)
and _____ feet from the intersection of _____

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

3. Tax Map Description: Section _____ Block _____ Lot _____

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

a. Existing use and occupancy SFR b. Intended use and occupancy _____

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

6. Is this a corner lot? yes 8x12 shed wood

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

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

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

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

10. Estimated cost _____ Fee _____

PAID

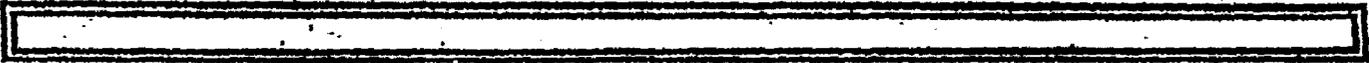
ZONING BOARD
Ch# 283
\$50.00

date

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

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lal & Louis Kryshear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4995 FAX

Edge Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____



INSTRUCTIONS

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

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

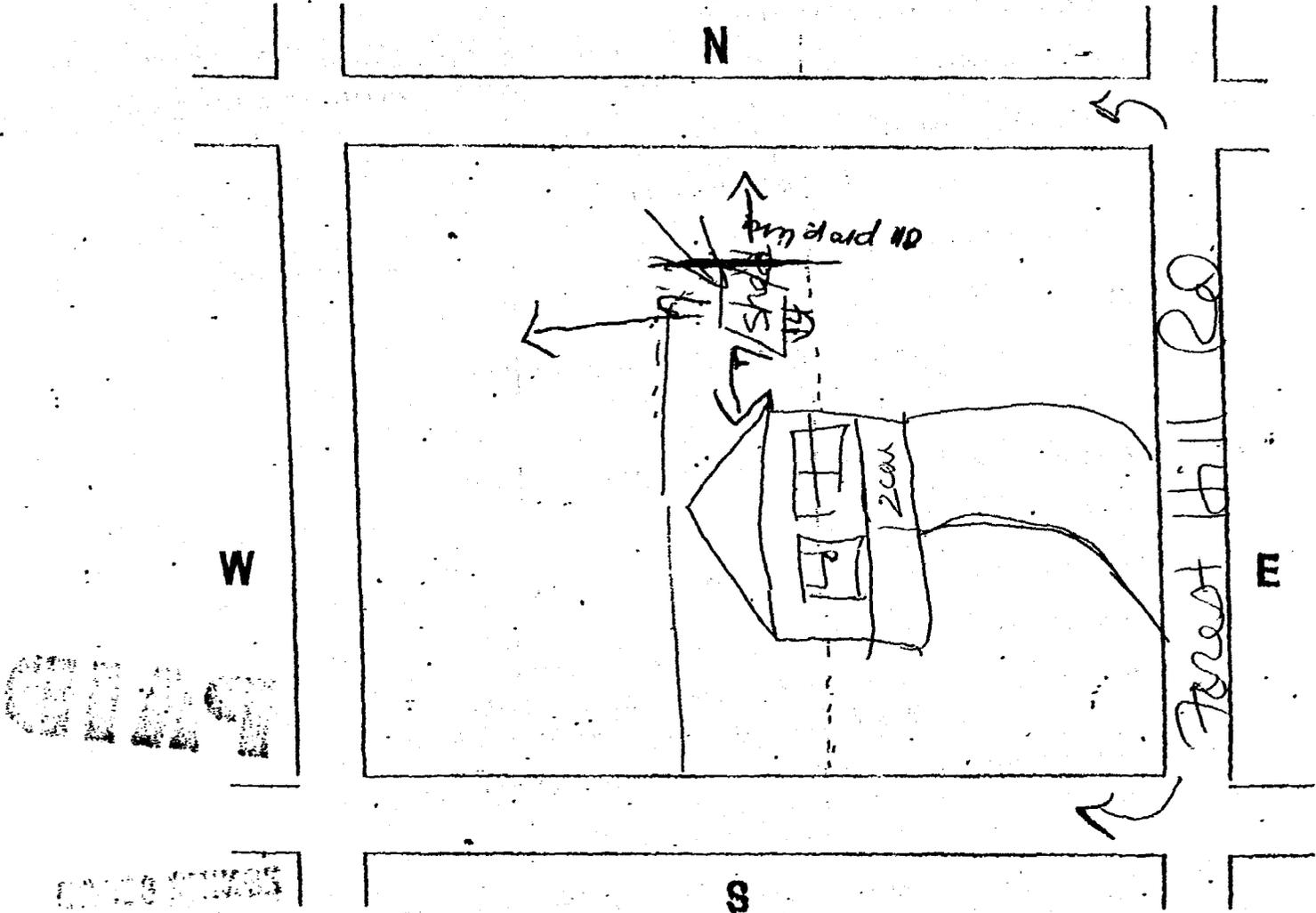
X Suzanne M. Weesey To Rel/Mat 100 Commerce Dr NY
(Signature of Applicant) (Address of Applicant)

X Richard A. Stini 40 Forest Hill Rd.
(Owner's Signature) (Owner's Address)

PLOT PLAN

NOTE:

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



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
APPLICANT
MAY CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

EXISTING SHED.

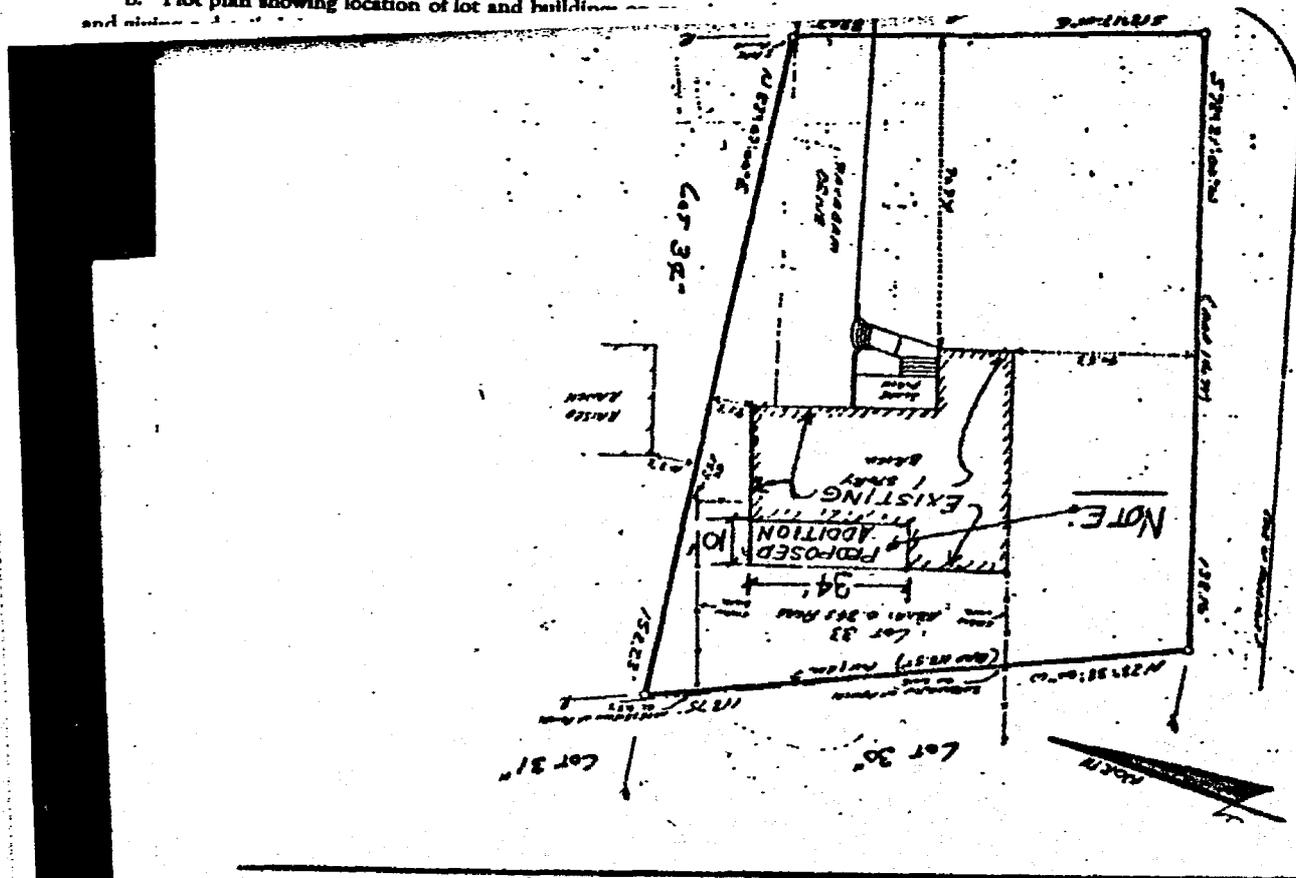
.....
 Sewer
 Water
 Zoning Board of Appeals

..... and Town Ordinances

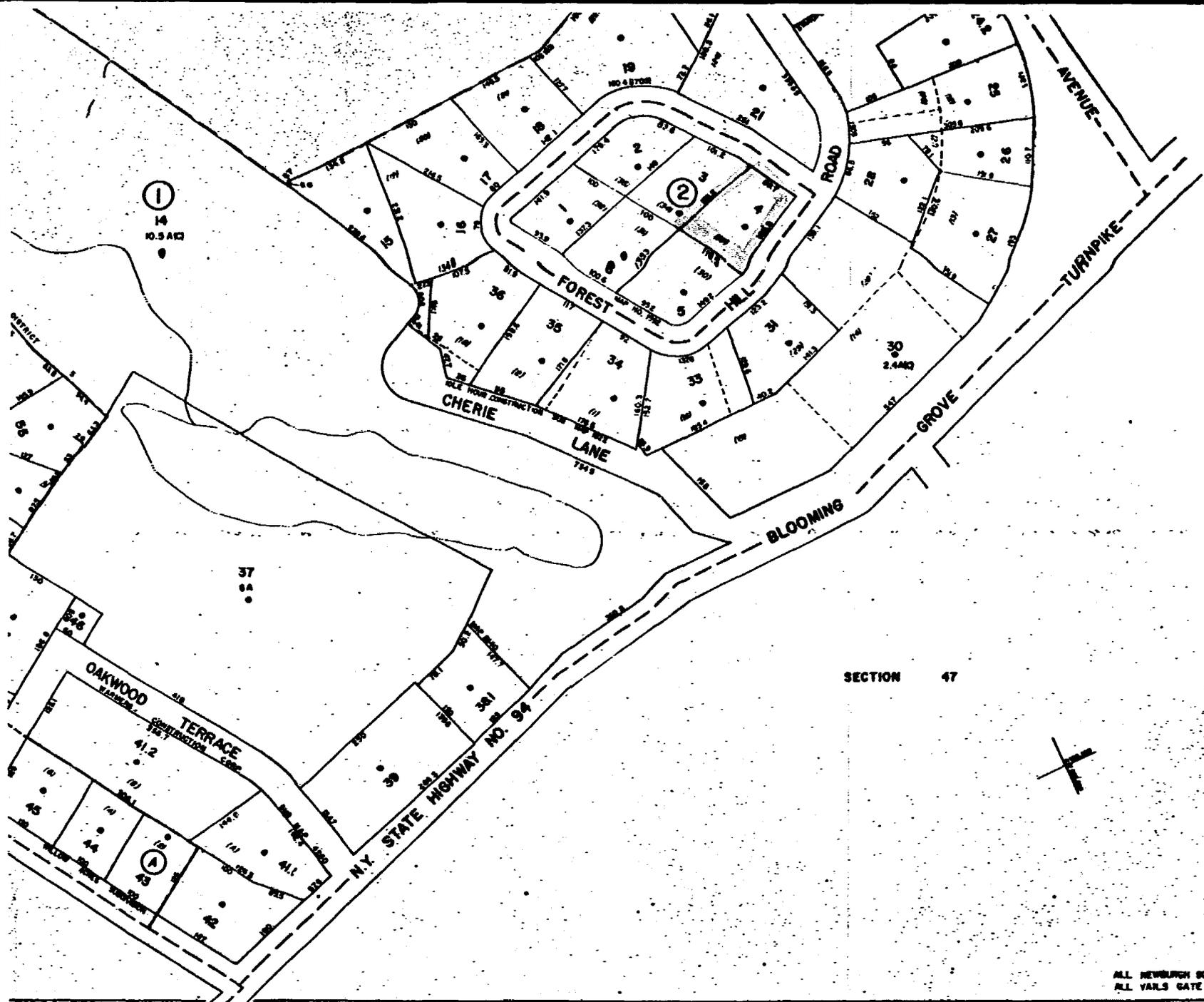
Date.....19.....

INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Board of Appeals and Zoning Board of Appeals.
- b. Plot plan showing location of lot and buildings.



COPY



ALL NEWBURGH SCHOOL DISTRICT
ALL VARLS GATE FIRE DISTRICT

COPY

LEGEND

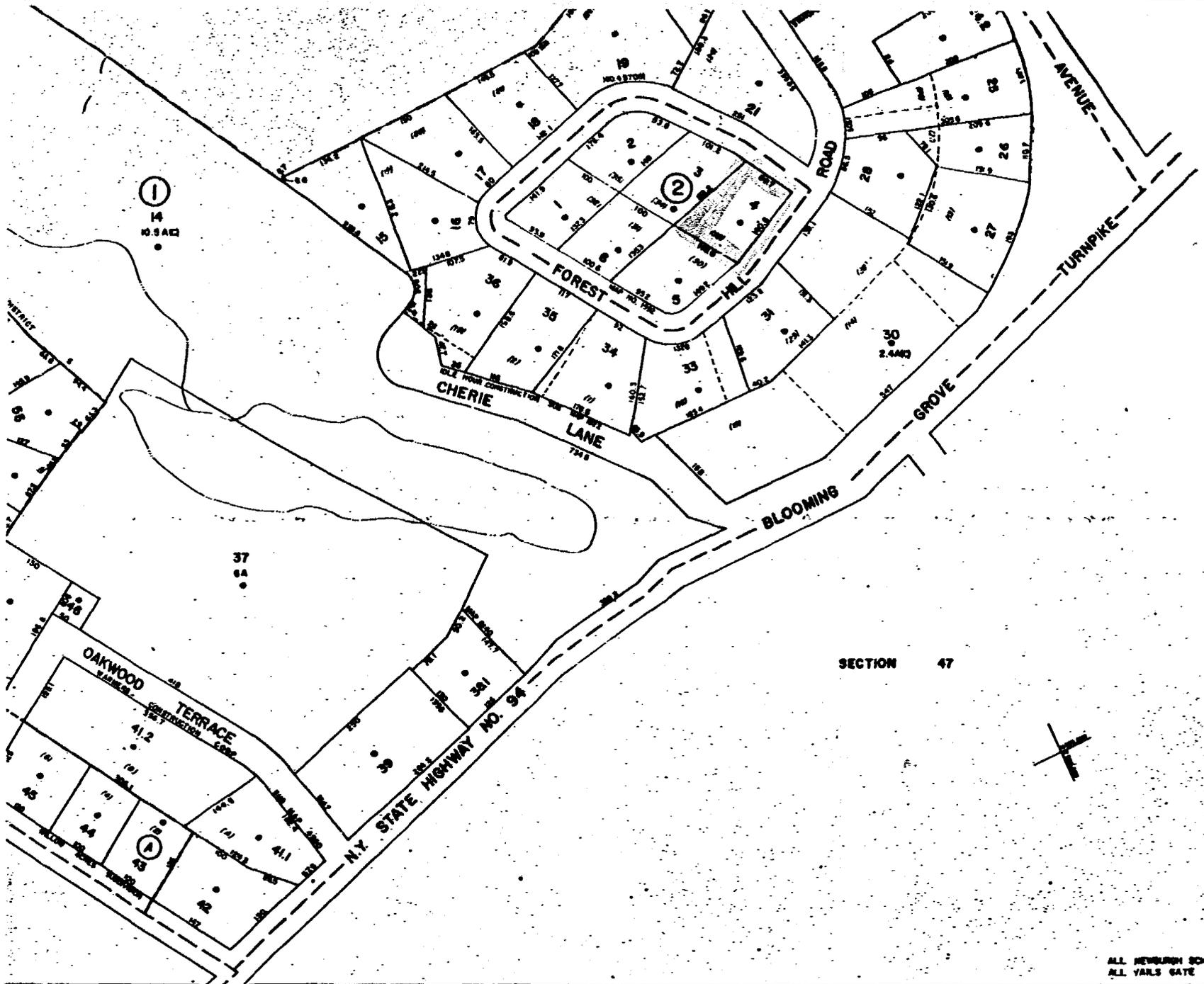
TAX MAP BLOCK NO.	14	FILED PLAN BLOCK NO.	14
TAX MAP PARCEL NO.	14	FILED PLAN LOT NO.	14
AREAS (Cred) 1:12, (Chopped) 1:630		STATE HIGHWAYS	NY STATE HWY NO. 94
SHEDDINGS (Cred) 1:63, (Sched) 1:12		COUNTY HIGHWAYS	COUNTY HWY NO. 4
		TOWN ROADS	TOWN RD. 1

ORANGE COUNTY - NEW YORK

Photo No. 14-3132 Date of Map: 2-25-67
Date of Photo: 3-1-65 Date of Revision: 3-1-65

TOWN OF NEW WINDSOR

Section No. 47



ALL NEWBURGH SCHOOL DISTRICT
ALL YALIS GATE FIRE DISTRICT

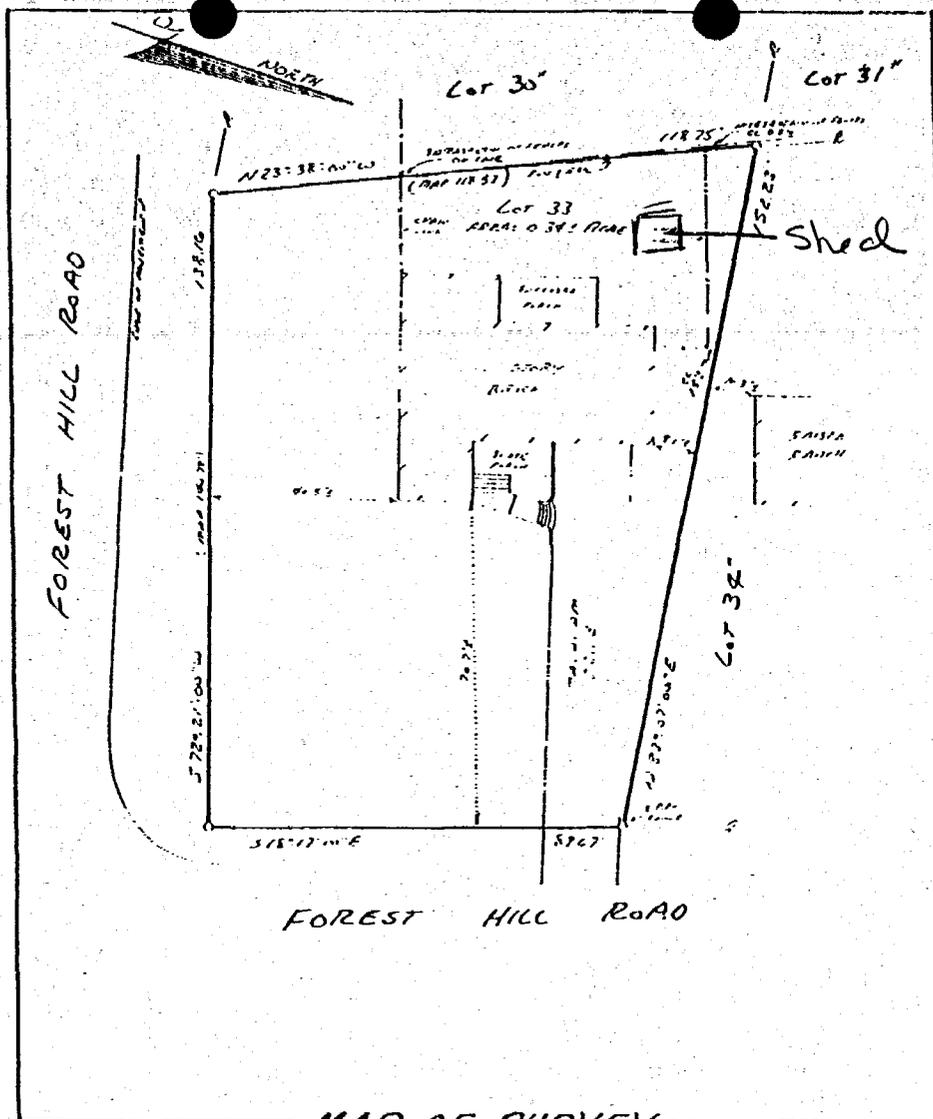
LEGEND	
---	TAX MAP BLOCK NO.
---	TAX MAP PARCEL NO.
---	AREAS (Scale) 1:12.5, (Contour) 1:6.25
---	BOUNDARIES (Cont) 1:6.25, (Scale) 1:6.25
---	TOWN ROADS
---	FILED PLAN BLOCK NO.
---	FILED PLAN LOT NO.
---	STATE HIGHWAYS N.Y. STATE HIGHWAY NO. 17
---	COUNTY HIGHWAYS COUNTY HIGHWAY NO. 4
---	TOWN ROADS

ORANGE COUNTY~NEW YORK

Photo No: 14-332 Date of Map: 2-25-67
Date of Photo: 2-1-65 Date of Revision: 2-1-65

TOWN OF NEW WINDSOR

Section No. 44



MAP OF SURVEY

Lot 33

MAP OF FOREST HILLS

THIS IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE REAL PROPERTY LAW AND REGULATIONS ENACTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

CERTIFIED TO: PEOPLES NATIONAL BANK
 SECURITY FIRE AND GUARANTY COMPANY
 RICARDO SCHISANO

JOB No. 85:2418

PETER R. HUSTIS, L.L.S.

125 HENRY STREET • PEACOCK • NEW YORK • 328 ALLIANCE • NEWBURGH • NEW YORK



**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: OCTOBER 23, 2006
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 176.10 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #06-32

NAME & ADDRESS:

**Richard Skinner
3512 Ritter Road
Waterloo, NY 13165 NEW ADDRESS**

THANK YOU,

MYRA

L.R.10-23-06



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



FILE #06-32 TYPE:AREA TELEPHONE: 562-5996

APPLICANT:
Richard Skinner
40 Forest Hill Road
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>287</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 288



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

PRELIMINARY:	<u>4</u>	PAGES	<u>\$ 28.00</u>	<u>\$ 35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>2</u>	PAGES	<u>\$ 14.00</u>	<u>\$ 35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:06-09-06 \$ 11.90

TOTAL: \$ 53.90 \$ 70.00



ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 123.90

AMOUNT DUE: \$ _____

REFUND DUE: \$ 176.10

Cc:

L.R. 10-23-06



THE SENTINEL

P.O. BOX 406
VAILS GATE, NY 12581

Invoice

Date	Invoice #
6/16/2006	7836

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
45130	Due on receipt	

Issue Date	Description	PCS/Units	Amount
6/9/2006	LEGAL ADS: APPEAL NO. 06-32 1 AFFIDAVIT	7.90 4.00	7.90 4.00
Total			\$11.90

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 1x

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

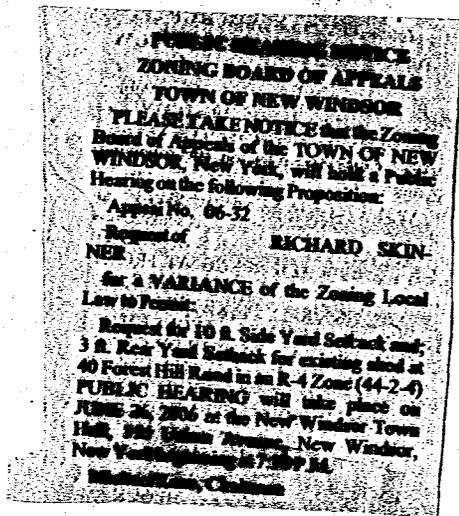
Subscribed and shown to before me
this 22nd day of June, 2006

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 _____





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

PROJECT: Richard Skinner ZBA # 06-32
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) T S) LK VOTE: A _____ N _____

GANN A
LUNDSTROM A
~~LOCEY~~
TORPEY A
KANE A

CARRIED: Y _____ N _____

Large empty rectangular box for additional notes or signatures.

RICHARD_SKINNER_(06-32)

Mr. Richard Skinner appeared before the board for this proposal.

MR. KANE: Request for 10 ft. side yard setback and 3 ft. rear yard setback for existing shed at 40 Forest Hill Road. Evening, Mr. Skinner, tell us just like in the preliminary tell us what you want to do.

MR. SKINNER: Just want to have a setback for the 10 foot back yard and three foot setback for the rear yard for the shed.

MR. KANE: How long has the shed been there?

MR. SKINNER: Don't ask me to lie cause I don't know.

MR. KANE: But that's not lying.

MR. KRIEGER: An approximate.

MR. SKINNER: Probably 10 years.

MR. KANE: To your knowledge that's all so approximately 10 years. Has there been any complaints that you know of formally or informally about the shed?

MR. SKINNER: No.

MR. KANE: And even though you may not know the answer do you know of any cutting down of substantial vegetation or trees in the building of the shed?

MR. SKINNER: No.

MR. KANE: Creating any water hazards or runoffs?

MR. SKINNER: No.

MR. KANE: Any easements in the area that the shed is in?

MR. SKINNER: No.

MR. KANE: Moving the shed at this point would be a financial hardship?

MR. SKINNER: Yes.

MR. KANE: The shed itself is similar in size and nature to other sheds in the neighborhood?

MR. SKINNER: Yes.

MR. KANE: Okay, I will open the public portion of the meeting and ask that gentleman if he's here for this hearing and he says no, we'll close the public portion of the meeting and ask Myra how many mailings.

MS. MASON: On June 9, I mailed out 35 envelopes and had no response.

MR. KANE: No one is interested. Any further questions from the board? I'll accept a motion.

MR. TORPEY: I will make a motion for Richard Skinner his request for 10 foot and three foot rear yard setback for existing shed at 40 Forest Hill Road in an R-4 zone be approved, to grant that.

MR. LUNDSTROM: I'll second that motion.

ROLL CALL

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

May 22, 2006

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RICHARD_SKINNER_(06-32)

MR. KANE: Request for 10 ft. side yard setback and 3 ft. rear yard setback for existing shed at 40 Forest Hill Road.

Mr. Richard Skinner appeared before the board for this proposal.

MR. KANE: Good evening, Mr. Skinner, tell us what you want to do, sir.

MR. SKINNER: I'm just asking for a ten foot side yard setback and a three foot rear yard setback for existing shed.

MR. KANE: How long has the shed been up?

MR. SKINNER: About ten years, I guess.

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

MR. SKINNER: No but there was trees cut down after that.

MR. KANE: But nothing with the building of the shed?

MR. SKINNER: No.

MR. KANE: Creating any water hazards or runoffs?

MR. SKINNER: No.

MR. KANE: Over the ten years, any complaints formally or informally about the shed?

MR. SKINNER: No.

MR. KANE: Shed is similar in size and nature to other

May 22, 2006

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sheds in your neighborhood?

MR. SKINNER: Well, I would say yes, the ones that were there, there isn't any there now, they're torn down.

MR. KANE: But it was, it's a normal size shed?

MR. SKINNER: Yes.

MR. LUNDSTROM: What type of platform is the shed on?

MR. SKINNER: It's on plywood with raised 4 x 4s.

MR. KANE: And you understand that in a public hearing if they grant your request that you're still subject to meeting all of the building department's requirements?

MR. SKINNER: Yes.

MS. LOCEY: And that's an existing shed?

MR. KANE: Yes.

MR. LUNDSTROM: Just a question in one or two of the photos I'm looking particularly with this one here it looks like this shed is very close to the fence, is the fence on the property line?

MR. SKINNER: No, well, the fence is on the other person's property line, my property line is probably just there's I think it's 18 inches in between them.

MR. LUNDSTROM: Between the fence and the property line?

MR. SKINNER: Yes.

MR. LUNDSTROM: So the fence is actually on your property?

MR. SKINNER: No, the fence is on my neighbor's property.

MR. LUNDSTROM: This is your property and this shows the fence being here and that's why it appears that the shed is very close to the fence because the fence is on your property, is that not correct or is it correct?

MR. SKINNER: I don't know, the way understood it, the marker's over here and I didn't realize it from what I seen the marker and the fence is, the fence is right over through here, this fence is not there according to that drawing because they just put that fence up about a year and a half ago, I guess two years ago.

MR. LUNDSTROM: Mike, can we get some clarification if you get a chance?

MR. BABCOCK: We won't be able to get that tonight.

MR. LUNDSTROM: Doesn't need to be but for the public hearing if you want to take a look at this.

MR. BABCOCK: I see exactly what you're saying, this survey is quite old so it would not show the fence that this gentleman's talking about that was just put up a year ago so this must have been either an existing fence that's either been taken down--

MR. LUNDSTROM: But on the first page of photographs the top photograph does show a fence very close to the back of the shed, that's what originally raised the question.

MR. KANE: That's what he's asking for is the full 10 foot on the side so it would be right up against the fence and 7 feet from the back which would leave a three foot gap cause he's looking at 10 x 10.

MR. BABCOCK: The fence on the survey has been long

May 22, 2006

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gone and they have moved their shed up into that corner and that's why towards the neighbor's fence.

MR. KANE: What we would look at is that that may not be there, it may be back over here.

MR. LUNDSTROM: Okay, but if you look at the first photograph it shows it very close.

MR. KANE: But he's asking for the correct thing by that photograph because it's right up against the fence.

MR. SKINNER: There isn't a lot of room back there.

MR. KANE: Okay?

MR. LUNDSTROM: Yes.

MR. KANE: I'll accept a motion.

MS. GANN: I will offer a motion to set up Richard Skinner for a public hearing for his request for 10 foot side yard setback and 3 foot rear yard setback for existing shed at 40 Forest Hill Road.

MS. LOCEY: Second that motion.

ROLL CALL

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



1763

Town of New Windsor

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

Assessors Office

May 24, 2006

Richard Skinner
40 Forest Hill Road
New Windsor, NY 12553

Re: 44-2-4 ZBA#: 06-32 (35)

Dear Mr. Skinner:

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 \$55.00, minus your deposit of \$25.00.

Please remit the balance of \$30.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/tmp
Attachments

CC: Myra Mason, Zoning Board

40-2-8 & 44-1-14
Upstate Properties USA, LLC
199 Lee Avenue – Suite 277
Brooklyn, NY 11211

44-1-16
John & Elaine Graham
65 Forest Hill Road
New Windsor, NY 12553

44-1-19
Albert & Rona Finkel
79 Forest Hill Road
New Windsor, NY 12553

44-1-22.1
John Floyd
Maxine Williams
294 Quassaick Avenue
New Windsor, NY 12553

44-1-23.22
Giosue & Joyce Mazzarella
17 Forest Hill Road
New Windsor, NY 12553

44-1-26 & 27
Mytori, Inc.
314 Quassaick Avenue
New Windsor, NY 12553

44-1-31
James & Maria Massi
P.O. Box 191
West Point, NY 10996

44-1-35
Patrick & Muriel Woodson
16 Cherie Lane
New Windsor, NY 12553

44-1-69
Peter Grohl
23 Forest Hill Road
New Windsor, NY 12553

44-2-3
Stephen & Robin Grove
78 Forest Hill Road
New Windsor, NY 12553

40-2-25
Gordon Reebe
3677 Richmond Avenue
Staten Island, NY 10312

44-1-17
Helene Georgalas
67 Forest Hill Road
New Windsor, NY 12553

44-1-20
Carlos Estela
Samuel Inzerra, IV
20 Forest Hill Road
New Windsor, NY 12553

44-1-22.2
John McCluskey
296 Quassaick Avenue
New Windsor, NY 12553

44-1-24.2
Clarence & Edie Lee
304 Quassaick Avenue
New Windsor, NY 12553

44-1-28
Edith & Ramon Matta, Jr.
29 Forest Hill Road
New Windsor, NY 12553

44-1-33
Douglas & Dorian Remine
47 Forest Hill Road
New Windsor, NY 12553

44-1-36
Marc & Theodora Raveneau
18 Cherie Lane
New Windsor, NY 12553

44-2-1
Peter & Jean Harrison
60 Forest Hill Road
New Windsor, NY 12553

44-2-5
Mark Pacione
48 Forest Hill Road
New Windsor, NY 12553

44-1-15
Richard Gayton
20 Cherie Lane
New Windsor, NY 12553

44-1-18
Peter & Margaret Joan Terrasi
73 Forest Hill Road
New Windsor, NY 12553

44-1-21
Edward & Denise Terzian
87 Forest Hill Road
New Windsor, NY 12553

44-1-23.21
George & Olivia Quintyne
11 Forest Hill Road
New Windsor, NY 12553

44-1-25
Richard & Lillian Bertero
308 Quassaick Avenue
New Windsor, NY 12553

44-1-30.1 – 44-1-30.4
Christopher & Denise Calabrese
228 Blooming Grove Tpke
New Windsor, NY 12553

44-1-34
Gerald & Renee Protter
14 Cherie Lane
New Windsor, NY 12553

44-1-68
Mireya Lopez
Ramon Aquillo
298 Quassaick Avenue
New Windsor, NY 12553

44-2-2
Agnes & John Bolton, Jr.
14 Forest Hill Road
New Windsor, NY 12553

44-2-6
Carolyn Koppel
54 Forest Hill Road
New Windsor, NY 12553

47-1-24
Livingstone & Susan Kuo
102 Shaker Court North
New Windsor, NY 12553

47-1-25
John & Dympna Reidy
1 Louise Drive
New Windsor, NY 12553

47-1-26
Joseph Fraguada
Marta Barbot
2 Louise Drive
New Windsor, NY 12553

47-1-41
FHC Properties, Inc.
91 Blooming Grove Turnpike
New Windsor, NY 12553

47-1-84
OSM Realty LLC
219 Blooming Grove Tpke
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:

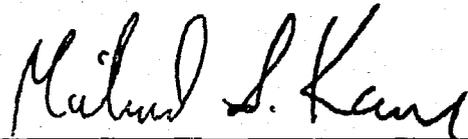
Appeal No. 06-32

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

Town of New Windsor

Town Hall
555 Union Ave.

New Windsor, NY 12553

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

PURCHASE ORDER

45130

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 SKINNER 10-1070-108010-4-4131	1		

NO ORDER VALID UNLESS SIGNED BELOW

TOTAL →

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.

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

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

**CITY OF NEWBURGH
ARCHITECTURAL REVIEW COMMISSION**

PLEASE TAKE NOTICE, that a Public Hearing will be held by the CITY OF NEWBURGH ARCHITECTURAL REVIEW COMMISSION, on the following matters:

APPLICATION NUMBER 2006-39, at the request of 96 Broadway LLC, is seeking approval FOR ADDITION, ALTERATIONS AND REPAIRS TO DOORS, ROOF, WINDOWS, STEPS, CLOCK, FINIALS, COLUMNS, AND DECORATIVE CORNICES. PAINT COLORS TO BE BEIGE AND WHITE.

PROPERTY LOCATED AT: 96 BROADWAY SECTION: 30, BLOCK: 5, LOT(S): 22 as described on the Tax Records, Newburgh, New York.

The Public Hearing will be held on Tuesday, June 13, 2006, and any adjourned date, at 7:30 P.M. in the Activity Center, 401 Washington Street

Anyone wishing to make comment on the application may do so at that time.

Mary Crabb, Chairperson
City of Newburgh Architectural Review Commission

Dated: June 2, 2006
Published: June 6, 2006

**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. 06-33
Request of MICHAEL THOMAS for a VARIANCE of the Zoning Local Law to Permit:

Request for 5 ft. Side Yard Setback and; 5 ft. Rear Yard Setback for proposed inground pool at 2713 Colonial Drive in an R-3 Zone (77-6-8) 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. 06-32
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:

located between the principal building and the street at 58 Keas Drive in an R-4 Zone (75-5-3) 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. 06-29
Request of BRIAN BREHENY for a VARIANCE of the Zoning Local Law to Permit:

Request for 30 ft. Rear Yard Setback for proposed 16ft. X 16 ft. rear deck (300-10-6-G) at 2644 Liberty Ridge in an R-3 Zone (77-1-4) 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

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):

- 2006 Districtwide Alterations
- Contract 1: General Work
- Contract 2: Electrical Work- Meadow Hill & Temple Hill & Fostertown Schools
- Contract 3: Electrical Work- North & South Jr. Highs & Horizon on the Hudson

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 \$100 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 3 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: 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

NOTICE:

THE ANNUAL RETURN OF THE ELAINE AND WILLIAM 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

These resolutions, summaries of which are published herewith, have been adopted by the County Legislature on the 1st day of June, 2006 and the validity of the obligations authorized by such resolutions may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Orange, New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Laurie M. Whightsil
Clerk of the Legislature

**RESOLUTION NO. 147 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 THE REPLACEMENT OF THE RIVER ROAD BRIDGE LOCATED ON RIVER ROAD OVER THE RAMAPO RIVER, IN THE VILLAGE OF HARRIMAN, 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 the replacement of the River Road Bridge located on River Road over the Ramapo River, in the Village of Harriman, 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

**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 MINSINK, 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: (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: 5 years
amount of obligations to be issued: \$25,000
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.

**RESOLUTION NO. 150 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 SEARSVILLE SCHOOL BRIDGE LOCATED ON COUNTY ROUTE 27 OVER THE DWAARKILL RIVER, IN THE TOWN OF CRAWFORD, 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 Searsville School Bridge located on County Route 27 over the Dwaarkill River, in the Town of Crawford, 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

**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

to publicly open and read and to include specific details may be obtained from the Division of Purchase at the above address or on the internet at www.orangecountygov.com/purchasing

Mark P. Coleman
Director of Purchases County of Orange
Date: May 24, 2005

**PUBLIC NOTICE OF
MOSQUITO LARVICIDING**

From the middle of June through August of 2006, Orange County anticipates the application of mosquito larvicide to municipally owned catch basins. One application of the larvicide Altosid (methoprene), in the form of a briquet, will prevent mosquito breeding in the catch basins for up to 150 days during the normal gestation period of mosquitoes.

Please note, the following dates and locations for the application of larvicide to municipally owned catch basins:

During the next ten weeks, larviciding will commence in all cities, towns and villages within Orange County.

The following larvicide will be used:
Altosid (methoprene): an insect growth regulator in briquet form (EPA registration No. 2724-421) with toxicity category of "CAUTION."

Additional telephone numbers:
Poison Control Center Hudson Valley 1-800-222-1222

New York Department of Environmental Conservation (845) 256-3097

National Pesticide Telecommunications Network 1-800-858-7378

Orange County Department of Health (845) 291-2332

A map of the areas receiving larvicide treatment and Larvicide Material Safety Data Sheets (MSDS) can be reviewed, at the office of the Orange County Department of Health, 124 Main Street, Goshen during the hours of 9 a.m.-5 p.m. Monday through Friday.

**ORANGE COUNTY, NEW YORK
DEPARTMENT OF PUBLIC
WORKS**

REQUEST FOR PROPOSALS

Notice is hereby given that Orange County Department of Public Works is soliciting Proposals for the following:

Environmental Consulting Services for Wetland Mitigation

The Scope of the project and the needed 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 17M
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



RESULTS OF Z.B.A. MEETING OF: May 22 2006

PROJECT: Richard Skinner ZBA # 06-32

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) G S) Lo VOTE: A 5 N 0

GANN A
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 _____

Empty rectangular box for additional notes or signatures.

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

RECEIPT
#416-2006

05/18/2006

Skinner, Carole *ZBA 06-32*

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 06-32

FROM:

Richard Skinner
40 Forest Hill Road
New Windsor, NY 12553

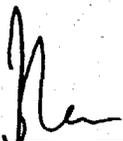
CHECK FROM:
SAME

CHECK NUMBER: 288

TELEPHONE: 562-5996

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

CHECKED BY MYRA: OK 5/17/06

TOWN OF NEW WINDSOR
REQUEST FOR NOTIFICATION LIST

DATE: 05-17-2006 PROJECT NUMBER: ZBA# 06-32 P.B. # _____

APPLICANT NAME: RICHARD SKINNER

PERSON TO NOTIFY TO PICK UP LIST:

Richard Skinner
40 Forest Hill Road
New Windsor, NY 12553

TELEPHONE: 562-5996

TAX MAP NUMBER: SEC. 44 BLOCK 2 LOT 4
SEC. _____ BLOCK _____ LOT _____
SEC. _____ B LOCK _____ LOT _____

PROPERTY LOCATION: 40 FOREST HILL ROAD
NEW WINDSOR, NY

LIST OF PROPERTY OWNERS WITHIN 500 FT. FOR SITE PLANS/SUBDIVISION _____
(IS NOT PREPARED ON LABELS)



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: 289

TOTAL CHARGES: _____



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

Richard Skinner
40 Forest Hill Road
New Windsor, NY 12553

SUBJECT: REQUEST FOR VARIANCE #06-32

Dear Mr. & Mrs. Skinner:

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

40 Forest Hill 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

15 May 2006
Date

Application Type: Use Variance Area Variance
Sign Variance Interpretation

I. **Owner Information:** Phone Number: (845) 562-5996
Richard A. & Carol E. Skinner Fax Number: ()
(Name)
40 Forest Hill Rd, New Windsor, N.Y. 12553
(Address)

II. **Applicant:** Phone Number: (845) 562-5996
Richard A. Skinner Fax Number: ()
(Name)
40 Forest Hill Rd, New Windsor, N.Y. 12553
(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: ()

(Name)

(Address)

V. **Property Information:**
Zone: R-4 Property Address in Question: 40 Forest Hill Rd, New Windsor N.Y.
Lot Size: .29 acres Tax Map Number: Section 44 Block 2 Lot 4 12553
a. Is pending sale or lease subject to ZBA approval of this Application? No
b. When was property purchased by present owner? Sept 1993
c. Has an Order to Remedy Violation been issued against the property by the
Building/Zoning/Fire Inspector? 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.	10'	0'	10'
Reqd. Rear Yd.	10'	7'	3'
Reqd. St Front*			
Max. Bldg. Hgt.			
Min. Floor Area*			
Dev. Coverage*			
Floor Area Ration**			
Parking Area			

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

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

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE - continued

- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

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

The back yard is small and fenced in. The shed holds lawn mowers, yard tools, grill. The house sits on a hill - front yard is sloping. Back yard was the only place flat. The shed keeps things neat, orderly, out of sight and easily accessible. It's an asset to the house. Cannot be moved in one piece - would have to be disassembled and destroyed.

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.)
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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:

15th day of May 2006

Richard A. Skinner
Owner's Signature (Notarized)

Richard A. Skinner
Owner's Name (Please Print)

CHERYL L. CANFIELD
Notary Public, State of New York
Qualified in Orange County

Cheryl L. Canfield

Signature and Stamp of Notary

#01CA6073319
Commission Expires April 22, 2010
Applicant's Signature (If not Owner)

PLEASE NOTE:

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

Section 44, Block 2 Lot 4

St. Louis, Mo.
A.

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, known and designated as Lot No. 33 on a Map of Forest Hills in the Town of New Windsor, New York, which map is dated August 2, 1954, and which said map was filed with the County Clerk of Orange County on November 12, 1954, as Map #1592.

The above premises are situated on a corner plot which has the following approximate dimensions: On the North One Hundred Fifty-two and Twenty-three one-hundredths feet; On the West One Hundred Eighteen and Fifty-three one-hundredths feet; On the East Eighty-nine and Sixty-seven one-hundredths feet.

SAID premises being also known by the street number 20 Forrest Hills Drive, Town of New Windsor, New York.

BEING the same premises described in a deed from Salvatore Schisano to Richard Schisano and Salvatore Schisano dated September 17, 1982 and recorded in the Orange County Clerk's Office on September 21, 1982 in Liber 2233 of Deeds at Page 49.

BEING the same premises conveyed by Salvator Schisano and Richard Schisano to Richard Schisano by deed dated June 26, 1985 and recorded in the Orange County Clerk's Office on July 3, 1985 in Liber 2379 of Deeds at page 115.

This deed is intended to correct the notary public on the aforesaid deed.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises: TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.