

**ZB# 06-54**

**Douglas Crana**

**13-8-12**

ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, N.Y. 12553

*Granted 11-13-06*

**06-54**

DOUGLAS CRANA (COPPOLA) (ARE)  
22 CEDAR AVE (13-8-12)

**ARE**

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 13-8-12

In the Matter of the Application of

MEMORANDUM OF  
DECISION GRANTING

COPPOLA ASSOCIATES (for Douglas Crana)

AREA

CASE #06-54

WHEREAS, Anthony Coppola, AIA represented the , owner(s) of 22 Cedar Avenue, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for:

36,560 s.f. Minimum Lot Area

5 ft. Side Yard Setback

55 ft. Minimum Lot Width

26 ft. Rear Yard Setback

26 ft. Front Yard Setback

For Proposed Single Family home at 22 Cedar Avenue in an R-4 Zone (13-8-12)

WHEREAS, a public hearing was held on November 13, 2006 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant was represented by Anthony Coppola, AIA who appeared on behalf of this Application; and

WHEREAS, there were two spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application, the members of the public who spoke only asked questions which questions were answered; 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 property consists of a vacant lot on which the applicant seeks to construct a home.
- (c) In constructing the dwelling, the applicant will not remove any trees or substantial vegetation.
- (d) In building the dwelling 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 dwelling the applicant will not create the ponding or collection of water or divert the flow of water drainage.
- (f) The house will be similar in size and nature to other houses in the neighborhood.
- (g) There is presently a mobile home trailer located partially on this lot which will be removed.
- (h) The variances are sought so the house proposed to be constructed on this parcel will visually appear to be in line with neighboring existing homes.
- (i) There are existing trees between this lot and the neighboring lot which trees will be preserved.

**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:

36,560 s.f. Minimum Lot Area  
55 ft. Minimum Lot Width  
26 ft. Front Yard Setback

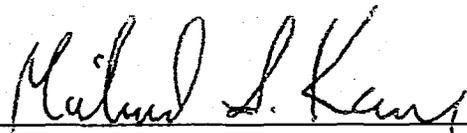
5 ft. Side Yard Setback  
26 ft. Rear Yard Setback

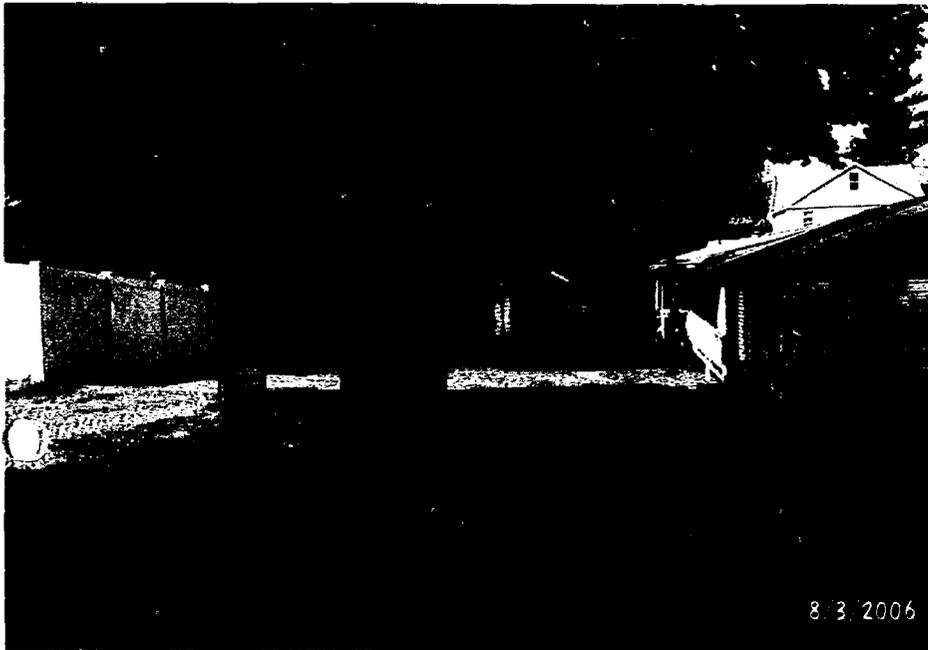
For Proposed Single Family home at 22 Cedar Avenue in an R-4 Zone (13-8-12)  
as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

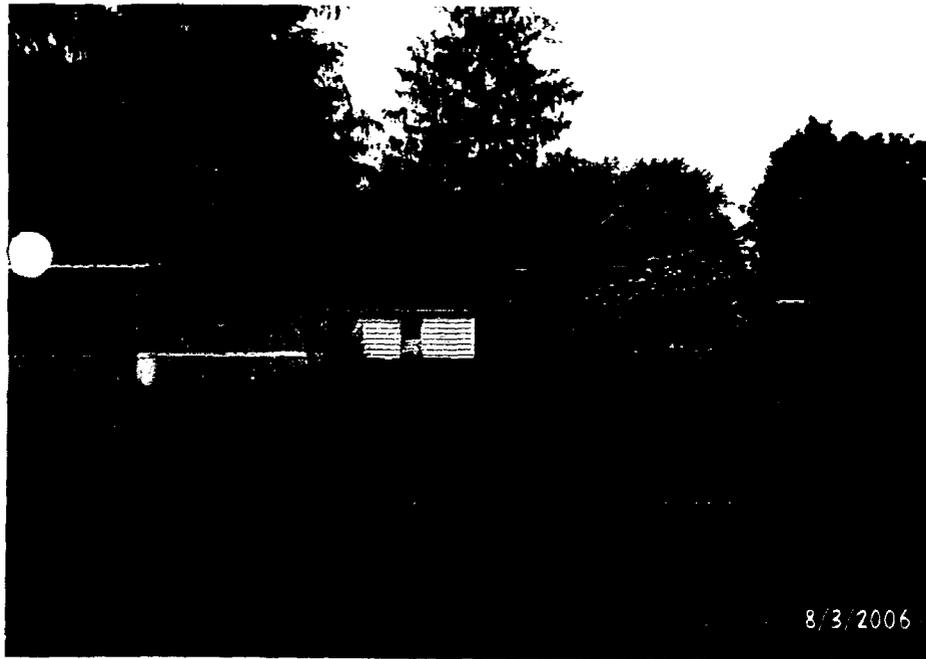
**BE IT FURTHER**

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

Dated: November 13, 2006

  
\_\_\_\_\_  
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: 04-17-07**  
**SUBJECT: ESCROW REFUND**

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 17.53 TO CLOSE OUT  
ESCROW FOR:**

**ZBA FILE #06-54**

**NAME & ADDRESS:**

**D A REALTY INC.  
29 PROSPECT ST  
NEWBURGH, NY 12550**

**THANK YOU,**

**MYRA**

**L.R.04-17-07**



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



FILE #06-54      TYPE:AREA      TELEPHONE: 561-3559

APPLICANT:  
Douglas Crana  
29 Prospect Street  
Newburgh, NY 12550

RESIDENTIAL:	\$ 50.00	CHECK # <u>1266</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW:            RESIDENTIAL \$300.00            CHECK #1267



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

PRELIMINARY:	<u>6</u>	PAGES	\$ <u>42.00</u>	\$ <u>35.00</u>
2 <sup>ND</sup> PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>12</u>	PAGES	\$ <u>84.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:10/31/06            \$ 13.88

TOTAL:            \$ 212.47            \$ 70.00



ESCROW POSTED:	\$ 300.00
LESS: DISBURSEMENTS:	\$ <u>282.47</u>
AMOUNT DUE:	\$ _____
REFUND DUE:	\$ <u>17.53</u>

Cc:

L.R. 04-17-07

COPPOLA ASSOCIATES (FOR DOUGLAS CRANA)

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MR. KANE: Request for 36,560 square foot minimum lot area, 55 foot minimum lot width, 26 foot front yard setback, 5 foot side yard setback and 26 foot rear yard setback for proposed single family home at 22 Cedar Avenue.

Mr. Anthony Coppola appeared before the board for this proposal.

MR. KANE: I'll ask if there's anybody here for this particular hearing? Okay, we're going to send somebody out just to get your name and address so this young lady has it. Okay? When I open up the public portion of the meeting then you'll be able to ask whatever questions. There's only two of you so I'm not going to worry about being repetitive.

MR. COPPOLA: Along those lines, I'm going to present it as if it was one project but--

MR. KANE: So that the people in the audience that are here for this meeting what we're going to do is that actually number 4 and 5 on the agenda are basically the same presentation so he's going to make that presentation in one shot then we're going to take our vote and our questions as a separate thing. Okay?

MR. LUNDSTROM: Would you identify yourself and your relationship to this applicant?

MR. COPPOLA: My name is Anthony Coppola, I'm the architect who's prepared the drawings. The first thing I will say we're dealing with two existing, pre-existing parcels at the corner of Clancy and Cedar. There are two existing owners, the lot on the corner which is I'm going to call it lot 12 out of that section, block and lot that lot is owned by Doug Crana and lot 11 is owned by Art Glynn, so there's two

separate owners, two separate lots, they're pre-existing lots.

MR. LUNDSTROM: Are those owners in the audience?

MR. COPPOLA: Yes. Doug owns the corner lot, Art owns one in from the corner. Both lots are 70 foot wide by 100 feet deep. What we're proposing to do is to remove an existing trailer house which straddles the two lots, we have given photos of that but the approximate location of that trailer house is right in the middle of the two lots, kind of along the rear lot line off Cedar and we're removing that existing single-family house and we're constructing two single family homes, one single family home on lot number 12, one single family home on lot number 11. We're planning on basically constructing a house similar to this which we'll submit a picture.

MR. KANE: Yes, if you could show--

MR. COPPOLA: This is a house in style similar to what we're proposing to do, it's a 1,700 square foot Cape Cod style house, it would be what we would call a one and a half story, probably end up with living room, kitchen, family room, dining room on the first floor and two bedrooms upstairs. So the footprint of the house of each of these houses is 40 feet wide and 27 foot four inches deep. The one house on the corner, the corner lot that has the facade that you see here will be oriented towards Clancy. There's no garage in either of these houses, just a driveway, porch and the house. And the other proposed location for the house for the lot that's lot number 12, I'm sorry, lot number 11, the lot that's up Cedar would basically front Cedar so that driveway would be off Cedar and like I said the one on the corner would be off Clancy. These are two existing, non-conforming lots, they were created in the zone prior to the zoning ordinance that's in place now. The lots are 70 feet wide by 200 feet deep. The lots

are probably similar to other lots in that area, although this is an area where I think you find a lot of different size houses and a lot of different size lots but I don't think that these lots are unusual for that area. Certainly find lots of this size fairly close in and around this area. Same thing with the house size, we feel we're not proposing something that's huge or overblown or oversized, we're basically proposing something that's small, that's proportionate to the houses that are in the neighborhood and that's appropriate for these two existing lots. The houses are going to be similar but not identical so we'll do this style house and vary it in some way so we don't have two identical houses right next to each other. What we're asking for in terms of the variances are almost the same but not exactly the same because of the orientation and because the corner lot has two front yards but basically what we have done is set both houses back from Cedar so that those front yards, the front yard on Cedar is a conforming setback so that basically would be conforming and that it's the other setbacks that essentially we're asking for after that. So on the corner lot, the other front yard is 19 feet off Clancy and the rear yard is 24 feet and side yard is 20.

MR. KANE: On lot 12 to keep the 45 foot setback from Cedar Avenue to the building is going to require you to get a five foot side yard setback variance?

MR. COPPOLA: The side yard?

MR. KANE: Yes, to the left.

MR. COPPOLA: That's right, correct, to the left so yes, that is correct, the side yard is allowed to be 20 and we're providing 15, that's that.

MR. KANE: But in doing that enables you to keep the 45 foot front yard setback?

MR. COPPOLA: That's correct. And then on the lot 11 that's also similar, we're providing a conforming front yard setback and then the two side yards there for lot 11 are also 15 foot each so there's five foot setback on each of those sides and then the rear yard is required to be 50 and we're providing 28.

MR. KANE: Let the record also show that you're going to be on town water and sewer.

MR. COPPOLA: Yes, both lots will be on municipal services for that, that's correct.

MR. GLYNN: And gas.

MR. COPPOLA: Also gas. And that's essentially it. We're, I mean, the lots are undersized, I believe it's one acre zoning there so the lots are 7,000 square feet each and the lot width is also part of the variance request. That's essentially it.

MR. KANE: And I believe this is doing, this is an improvement for what's existing on those sites currently.

MR. COPPOLA: Yes, we believe that the removal of that existing trailer home which is probably non-conforming in certain aspects makes certainly two new houses or improves that non-conforming condition situation and we believe that it enhances the neighborhood.

MR. KANE: The current house size that you're suggesting to go onto these lots are similar in nature to other homes that are on those lots?

MR. COPPOLA: Yes, we believe that it would be certainly on the small side that's a mixed neighborhood, you find some older homes that were original to that area which are comparable to this

square footage, the 1,700 square footage. There may be some existing houses that are under that, there's certainly existing houses and some newer houses that are over the 1,700 square foot so we--

MR. KANE: So you're really not changing the character of the neighborhood.

MR. COPPOLA: No, we don't believe we are.

MR. LUNDSTROM: One question, Mr. Chairman, on the proposed development, the proposed houses that are going there, is there any areas where you would see in the future a need for a deck to go on in addition to the development area?

MR. COPPOLA: Yeah, that's actually a good question because that thought ran through my head. I believe it's possible but not probable because it's a basically it's a flat lot and I believe that you could go without decks but just providing a patio, although that wouldn't, you know, get away from the fact that somebody in the future may come back to this board if they wanted a deck, but that's not a part of our request tonight.

MR. LUNDSTROM: My question is directed basically so that we don't end up with a house, a structure where you've got a double patio door which is 20 feet above ground level.

MR. COPPOLA: No, these will be within two feet of grade and then you just do a simple platform down three steps and you're on your patio. So I believe that's the intention of what we would do, hopefully if these houses are approved and developed, that's our intention.

MR. KANE: Any other questions for the moment? Any easements running through those two properties?

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MR. COPPOLA: No.

MR. KANE: At this point, I will open it up to the public and if you have any questions please come on up, ask whatever question you have, just state your name and your address and speak clearly for the young lady over there.

MR. BABCOCK: John Babcock, I live on 12 Blanche Avenue and first I want to say I'm not, I don't object to it, just have some concerns as to what they're going to do on those parcels. Number one, we're glad to see the trailer get out of there, I believe we have too many trailers over in Clancyville anyway or City Park. I want to know I couldn't quite hear which way the homes are going to be facing, are both homes facing Cedar Avenue?

MR. COPPOLA: No, the corner lot, the house on the corner is facing Clancy so the front of the house will face Clancy. The second house faces Cedar.

MR. BABCOCK: The reason being if you're facing both the same way you don't have enough room to put them both facing Cedar Avenue, correct?

MR. COPPOLA: Well, I think they look more identical and--

MR. KANE: One of the questions we asked is that line of house going down, it's not going to stick any further out, so what they chose to do was keep this a straight line.

MR. BABCOCK: That's my point, my point is is the house on Cedar going to be in line with the existing house that's next to that parcel?

MR. COPPOLA: Yes.

MR. BABCOCK: The first house as you come up on, no, that's on Clancy, this house right here is the house that's going to be on Cedar Avenue line up with that house?

MR. COPPOLA: I believe that house is a little closer to the road than what we're showing.

MR. BABCOCK: I'm looking aesthetically what it's going to look like on Cedar Avenue.

MR. KANE: The existing home may be a little closer to the road than these cause they're older homes and the offsets have changed so they're keeping their 45 foot front yard which is new.

MR. BABCOCK: Now, my question is the house that's going to face on Clancy are you going to line up with that existing house on Clancy?

MR. COPPOLA: Yeah, that one visually would be more in line with the house on Clancy.

MR. BABCOCK: See again because when you come over Clancy Avenue and the first house that's already there the old Gerbis home you build a new one if it's set back it's going to look, aesthetically it won't look pleasing, okay. 1,700 square feet?

MR. COPPOLA: Yes.

MR. BABCOCK: Two story?

MR. COPPOLA: One and a half story cause your second floor is within the roof.

MR. BABCOCK: My question was that trailer I saw the picture, now the other question is the tax map, does that show that as being two separate parcels of land?

MR. COPPOLA: It's two parcels, two owners, two separate tax parcels.

MR. BABCOCK: Originally was one owner, Gerbis owned it, how did it become two separate parcels?

MR. COPPOLA: I can't speak to that.

MR. KANE: It's really not part of what our hearing is here for right now, we don't have that but if you know the answer.

MR. GLYNN: Yeah, always was two parcels, Gerbis, Frank's parents owned it as two parcels.

MR. KANE: May have owned it but it's two separate parcels, we're not looking for any kind of division here or anything.

MR. BABCOCK: Is the house going to have a full foundation under it?

MR. COPPOLA: Yes.

MR. BABCOCK: Not a slab on grade?

MR. COPPOLA: No, it will be a frame, frame floor.

MR. BABCOCK: I have no other questions.

MR. KANE: Thank you. Miss?

MR. BABCOCK: Excuse me, I think it will improve the neighborhood, I think we need more of that. Thank you.

MS. CONSTANCIO: Nicole Constancio, I live on 6 Clancy Avenue.

MR. LUNDSTROM: Would you please come forward so the

stenographer can get everything?

MR. KANE: And he's old.

MS. CONSTANCIO: I live on 6 Clancy Avenue, my husband and I, which he could not be here tonight. And I met these gentlemen just before the meeting tonight and I'm very happy that they're going to be getting rid of the trailer, we're new to the area, we just bought the house in March, so we're very happy for the improvements. My one question if it's approved when would you guys start construction?

MR. COPPOLA: I'll let these gentlemen answer that.

MR. GLYNN: We have to go through getting building permit and then we're going into winter, it's going to probably be spring and we have to remove the trailer just that's we have to go, it depends on the weather really.

MR. LUNDSTROM: Can we ask for the person who answered that question to identify himself for the record?

MR. GLYNN: Arthur Glynn.

MS. CONSTANCIO: The other question I had was there's quite a few trees that are around that property, are they going to be removed?

MR. COPPOLA: I don't think they will be because they are actually the row on, there's a row on I think on the property line between ours and this lot.

MR. GLYNN: Could I speak on that one too? Our intention cause they're such nice trees that property is so nice to leave them all.

MS. CONSTANCIO: This is me.

MR. COPPOLA: These can stay cause that--

MR. KANE: So I will ask that question now, you're not cutting down substantial trees or vegetation?

MR. GLYNN: Hopefully not any of them and they're all around the outer perimeter which is great, it's a nice flat lot.

MS. CONSTANCIO: You answered the question regarding the driveways. And the only other question I had I don't know if this is appropriate for this type of meeting if there's any damage to other property from the construction is that something that usually happens or--

MR. COPPOLA: Usually the building department enforces that, I believe.

MR. KANE: Yeah.

MS. CONSTANCIO: We just put up a really nice fence, I just wanted to make sure. That's all I have and I'm very thankful that the area is going to be improving more.

MR. KANE: And you're in favor of it?

MS. CONSTANCIO: Definitely.

MR. KANE: Thank you. Anybody else for this particular hearing?

MR. BABCOCK: John Babcock again. Just one other question. Are these houses being built on spec to be sold or are they going to be rentals?

MR. COPPOLA: No, they're, the intention is to sell them as single family.

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MR. BABCOCK: We're concerned about rentals because of--

MR. GLYNN: No intent to rent.

MR. COPPOLA: We talked about the fact that a rental would not be economically viable for this type of thing.

MR. BABCOCK: Thank you.

MR. KANE: Any other questions? Last chance. We'll close the public portion of the meeting, ask Myra how many mailings we had.

MS. MASON: Do both of them?

MR. KANE: What we're going to do with the mailings at this point let's go with just lot 12, Mr. Crana.

MS. MASON: On November 1, I mailed out 71 envelopes, had no response.

MR. KANE: Okay, for the board on lot 12 for Douglas Crana, any further questions? We asked no easements, we asked about trees, vegetation, not creating any water hazards or runoffs.

MR. COPPOLA: No.

MR. KANE: We already noted town water and sewer. Okay, I'll accept a motion.

MR. TORPEY: I will make a motion that we grant Doug Crana and Arthur Glynn for their variances requested--

MR. KANE: We're going to do one at a time so let's keep that.

MR. TORPEY: I'll make a motion that we grant the

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requested variance for Douglas Crana on his one lot.

MR. KANE: For lot 12 at 22 Cedar Avenue as written.

MR. TORPEY: Thank you.

MS. LOCEY: I'll second that motion.

ROLL CALL

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



# THE SENTINEL

P.O. BOX 406  
VAILS GATE, NY 12584

## Invoice

Date	Invoice #
11/17/2006	8471

Bill To
TOWN OF NEW WINDSOR 555 UNION AVE NEW WINDSOR, NY 12553

RECEIVED

DEC 12 2006

<i>MM</i>	P.O. No.	Terms	Project
	47033	Due on receipt	

Issue Date	Description	PCS/Units	Amount
10/31/2006	LEGAL ADS: COPPOLA ASSOCIATES (CRANNA) APPEAL NO. 06-54	9.88	9.88
	1 AFFIDAVIT	4.00	4.00
<b>Total</b>			<b>\$13.88</b>

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

*Posted*

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 in said newspaper,

14 commencing on  
the 31 day of Oct A.D., 2006  
and ending on the 31 day of  
Oct A.D. 2006

*Patricia Quill*

Subscribed and shown to before  
me this 30<sup>th</sup> day of Nov, 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  
# 4954006  
Commission Expires July 15, '07

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 Hear-  
ing on the following Proposition:  
Appeal No. 06-54  
Request of COFFOLA ASSOCIATES (for  
Douglas Craven)  
for a VARIANCE of the Zoning Local Law to  
Permit:  
Request for:  
36,560 s.f. Minimum Lot Area 5 R. Side  
Yard Setback  
55 R. Minimum Lot Width 26 R. Rear Yard  
Setback  
26 R. Front Yard Setback For Proposed Single  
Family home at 22 Cedar Avenue in an R-4 Zone  
(13-B-12)  
PUBLIC HEARING will take place on NO-  
VEMBER 13, 2006 at the New Windsor Town  
Hall, 535 Union Avenue, New Windsor, New  
York beginning at 7:30P.M.  
Michael Kane, Chairman

ZBA #06-54 Application fee  
check #1263

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

**RECEIPT**  
**#772-2006**

09/25/2006

D A Realty LLC  
29 Prospect St  
Newburgh, NY 12550

Received \$ 50.00 for Zoning Board Fees, on 09/25/2006. 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: 09-22-06

FOR: ESCROW 06-54

FROM:  
**Douglas Crana**  
**29 Prospect Street**  
**Newburgh, NY 12550**

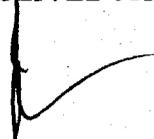
CHECK FROM:  
D A REALTY INC.  
29 PROSPECT ST  
NEWBURGH, NY 12550

CHECK NUMBER: 1267

TELEPHONE: 565-5820

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:

  
\_\_\_\_\_  
NAME

9/22/06  
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) 563-4631  
Fax: (845) 563-3101

## Assessors Office

September 29, 2006

Douglas Crana  
c/o Anthony Coppola  
22 Cedar Ave.  
New Windsor, NY 12553

Re: 13-8-12

ZBA#: 06-54 (71)

Dear Mr. Crana:

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 \$95.00 minus your deposit of \$25.00.

Please remit the balance of \$70.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO  
Sole Assessor

JTW/rah  
Attachments

CC: Myra Mason, Zoning Board

13-5-29  
LINWOOD RHODES JR.  
259 WALSH AVE.  
NEW WINDSOR, NY 12553

13-5-30  
NEW WINDSOR FIRE DEPT. INC.  
35 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-5-37  
BLYTHE & RUMSEY  
320 JACKSON AVE.  
NEW WINDSOR, NY 12553

13-8-11  
ARTHUR GLYNN  
221 WALSH AVE.  
NEW WINDSOR, NY 12553

13-9-11  
SUSAN MALEY  
40 CEDAR AVE.  
NEW WINDSOR, NY 12553

13-5-45  
QUASSAICK FIRE ENGINE CO.  
275 WALSH AVE.  
NEW WINDSOR, NY 12553

13-5-57  
WILLIAM BABCOCK  
255 WALSH AVE.  
NEW WINDSOR, NY 12553

13-6-1  
HOTZLUCHA WALSH REALTY CORP.  
256 WALSH AVE.  
NEW WINDSOR, NY 12553

13-6-2  
ELIZABETH RAHM  
15 LAWRENCE AVE.  
NEW WINDSOR, NY 12553

13-6-3  
EILEEN SHARROW  
19 LAWRENCE AVE.  
NEW WINDSOR, NY 12553

13-6-4  
CHESTER & EVELYN GRZIBOWSKI  
12 MELROSE AVE  
NEW WINDSOR, NY 12553

13-6-6  
JAMES & ARIANNE LAKE  
12 ORA STREET  
NEW WINDSOR, NY 12553

13-6-7, 13-6-8, 13-6-9, 10  
ALBERT J., ALBERT A.  
ALISON CORITZ  
268 WALSH AVE.  
NEW WINDSOR, NY 12553

13-6-11  
LYNN MEHL  
270 WALSH AVE.  
NEW WINDSOR, NY 12553

13-6-12  
CHRISTIAN MOOCZ  
8 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-7-1  
STEPHEN &  
SHIRLEY FERRARA  
5 ORA ST.  
NEW WINDSOR, NY 12553

13-7-3  
LENORA GRABLE  
313 WALSH AVE.  
NEW WINDSOR, NY 12553

13-7-4  
JOHN BABCOCK  
12 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-7-5  
GEORGE VINSON  
PO BOX 756  
VAILS GATE, NY 12584

13-7-6  
JENNICO REALTY, LLC  
307 RIVER RD. NORTH  
WAPPINGERS FALLS, NY 12590

13-7-7  
EDNA BABCOCK  
10 CLANCY AVE.  
NEW WINDSOR, NY 12553

13-7-8, 13-7-9  
ROY COYKENDALL &  
DEBRA REGAN  
25 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-7-11.2  
LEROY PORTER  
9 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-7-12  
BRIAN ALESSI  
3 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-8-1  
MACCALENA &  
BRUNO MARCHETTA  
272 WALSH AVE.  
NEW WINDSOR, NY 12553

13-8-2, 13-8-3  
MAYRA VELASQUEZ  
274 WALSH AVE.  
NEW WINDSOR, NY 12553

13-8-6  
CHARLES & FRAN RAMSEY  
C/O MIRA BLYTHE  
320 JACKSON AVE.  
NEW WINDSOR, NY 12553

13-8-7, 13-8-9  
DANIEL & HELENE KERIN  
16 CEDAR AVE.  
NEW WINDSOR, NY 12553

13-9-20, 13-10-11  
LORRAINE SLACIN  
91 EDGEHILL DR.  
WAPPINGERS FALLS, NY 12590

13-8-15  
FRANZ &  
NICOLE CONSTANCIO  
6 CLANCY AVE.  
NEW WINDSOR, NY 12553

13-8-16  
GEORGE KELLEY  
17 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-8-17  
PAULINE OSUSKY  
185 HUDSON VIEW CIRCLE  
KINGSTON, NY 12401

13-8-18  
THOMAS &  
KATHLEEN O'BRIEN  
13 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-8-19  
BRIAN KRUTCHKOFF  
63 SANDS POINT RD.  
WASHINGTONVILLE, NY 10992

13-8-20  
GEORGE &  
JENNIFER KRAJESKI  
96 EAST HOOK CROSS RD.  
HOPEWELL JUN., NY 12533

13-9-1  
MARIAN CAESAR  
7 CLANCY AVE.  
NEW WINDSOR, NY 12553

13-9-2  
RALPH &  
KATHERINE VALENZANO  
24 CEDAR AVE.  
NEW WINDSOR, NY 12553

13-9-3  
KAHTERINE &  
THOMAS JONES  
26 CEDAR AVE.  
NEW WINDSOR, NY 12553

13-9-4  
CHARLES &  
JANE BARANSKI  
28 CEDAR AVE.  
NEW WINDSOR, NY 12553

13-9-5  
WILLIAM & DOROTHY SCOTT  
8 CEDAR AVE.  
NEW WINDSOR, NY 12553

13-9-6  
CARMINE & LOUISE DA MARIO  
13 OAK RIDGE DR.  
NEW WINDSOR, NY 12553

13-9-8  
JEFFERY & JEANNE STENT  
15 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-9-9  
ANTHONY & HELEN RUSSIO  
36 CEDAR AVE.  
NEW WINDSOR, NY 12553

13-9-10  
JUAN & SANDRA ESPINOZA  
38 CEDAR AVE.  
NEW WINDSOR, NY 12553

13-9-21  
MANS BROTHERS REALTY INC  
PO BOX 247  
VAILS GATE, NY 12584

13-9-22  
BARRY &  
MARYANN MARSHALL  
43 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-9-23  
ROBERT &  
KATHLEEN CONNOR  
PO BOX 3441  
NORTH FORT MEYERS, FLA. 33918

13-9-24, 13-9-25  
CHARLES & JOY CONKLIN  
37 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-9-26, 13-9-27  
ALBERT & STELLA IRWIN  
35 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-10-1  
JEFFERY &  
JEANNE STENT  
15 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-10-2, 13-10-3  
LILIA NAZAREVITCH  
9 CLANCY AVE.  
NEW WINDSOR, NY 12553

13-10-4, 13-10-5, 13-10-6  
FREDERICK &  
LINDA GREENE  
28 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-10-7  
ROSE GROSSHOLTZ  
3 WINDSOR DR.  
NEW WINDSOR, NY 12553

13-10-8, 13-10-9  
DAVID DEYO  
40 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-10-10  
DAVID FRANKLIN  
42 BLANCHE AVE.  
NEW WINDSOR, NY 12553

13-10-21  
ANGELA MONTELEONE  
37 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-10-22  
EDWARD & PAULINE STARR  
33 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-10-23  
ROY COYKENDALL  
25 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-10-24, 13-10-25  
EDUARDO & ROBYN RICHI  
23 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-11-1  
PETER &  
CHRISTINE GANDOLFINI  
16 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-11-1  
PETER &  
CHRISTINE GANDOLFINI  
16 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-11-15  
SEAN FLANAGAN  
33 LAWRENCE AVE.  
NEW WINDSOR, NY 12553

13-11-2  
JOHN & JAYNE KELLY  
20 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-11-3  
ADALBERTO PADILLA  
26 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-11-4  
DANIEL & MARY BAXTER  
30 MELROSE AVE.  
NEW WINDSOR, NY 12553

13-11-17  
FRANK LOMBARDI  
361 OAK DR.  
NEW WINDSOR, NY 12553

14-6-1  
CHURCH OR ST. PATRICK  
55 GRAND ST.  
NEWBURGH, NY 12553

13-10-20  
ANGELA MONTELEONE  
37 MELROSE AVE.  
NEW WINDSOR, NY 12553

14-7-23  
FERDINAND RITZ  
283 WALSH AVE.  
NEW WINDSOR, NY 12553

14-7-24  
GERALD MAYDEN  
277 WALSH AVE.  
NEW WINDSOR, NY 12553

13-11-5  
MIRA RUMSEY  
C/O MIRA BLYTHE  
320 JACKSON AVE.  
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. 06-54**

**Request of COPPOLA ASSOCIATES (for Douglas Cranna)**

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

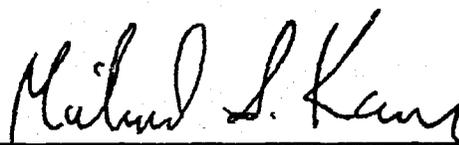
**Request for:**

**36,560 s.f. Minimum Lot Area**  
**55 ft. Minimum Lot Width**  
**26 ft. Front Yard Setback**

**5 ft. Side Yard Setback**  
**26 ft. Rear Yard Setback**

**For Proposed Single Family home at 22 Cedar Avenue in an R-4 Zone (13-8-12)**

**PUBLIC HEARING will take place on NOVEMBER 13, 2006**  
**at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York**  
**beginning at 7:30 P.M.**



**Michael Kane, Chairman**

RESULTS OF Z.B.A. MEETING OF: September 25, 2006

PROJECT: Douglas Crana ZBA # 06-54  
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) L S) I 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 table with 10 rows and 1 column.

COPPOLA ASSOCIATES\_ (FOR DOUGLAS CRANA)

COPPOLA ASSOCIATES\_ (FOR ARTHUR GLYNN)

Mr. Anthony Coppola appeared before the board for this proposal.

MR. KANE: Request for 36,560 square foot minimum lot area, 55 ft. minimum lot width, 26 foot front yard setback, 5 ft. side yard setback and 26 foot rear yard setback for proposed single family home at 22 Cedar Avenue.

MR. KANE: My understanding is the same, we're going to be applying the same map to number 4 so we'll take a look at 3 and 4 at the same time or keep it in mind for number 4, we'll vote on them separately, okay, but at least use the presentation the same. All right, guys?

MR. TORPEY: Yes.

MR. KANE: All set.

MR. COPPOLA: Thank you, Mr. Chairman. What I'm going to do I'll explain the entire property and then we'll go back to the two individual lots. So my name is Anthony Coppola, I'm the architect who prepared the plans. I'm here with Doug Crana and Art Glynn, each man individually owns one of the two lots that we're showing as part of this proposal. And essentially what we're proposing here is there are two existing individual parcels to the intersection of Cedar Avenue and Clancy Avenue, two individual 7,000 square foot lots, they're 70 x 100 feet deep. What's there now is one trailer home that straddles the two lots, it's kind of shown on the plan to be removed, so basically the first thing we're doing here is to propose the removal of that trailer home that's right in the middle of the combined lot and then we're proposing one individual single-family house on each of the existing lots. So we're moving the trailer and proposing one, basically

it's going to be, I'm going to be calling it a one and a half story Cape Cod style house, I have a small rendering if anybody wants to see that, we can show you that. Similar style house is going to go on the corner lot and similar style house will go on the lot in from the corner. Now basically even though these lots are pre-existing they probably predate zoning there and we're asking for variances basically both the same for each lot, they're 7,000 square feet and I believe it's one acre zoning. So that's the largest variance in terms of the lot area, that difference is noted on our bulk table and then there are individual variances for setbacks. Corner lot has two front yards so we can, I'm setting each of the houses back 45 feet so it conforms in terms of the front yard, it doesn't conform, I can't conform it on the corner lot both front yards but we're conforming for one of the two front yards. And then after that as you go through the list we would need variances for the rear yard which I think is required to be 50 feet and then variances for the side yards, one side yard, both side yards of the middle lot. So that's it. Again, we can give you more information regarding what we're doing there for the proposal to the house, I can show you that we have photos, I think we probably gave you photos.

MR. KANE: Which one lot 11 or, which one is Crana and which one is Glynn? Mr. Crana, okay, on lot 12 you have two front yards, right, did you guys cover that for front yard setbacks cause isn't he on the corner of Cedar and Clancy Avenue so where the proposed driveway is on that side that's considered a front yard?

MR. BABCOCK: That's correct.

MR. KANE: So you're going to need to change that.

MR. BABCOCK: We're asking, he's asking for a variance of 26 feet, Mr. Chairman, he meets the front yard setback on Cedar so he's got a front yard requirement,

he's proposing 19 feet.

MR. KANE: I got it.

MS. LOCEY: How did a mobile home ever get placed there?

MR. COPPOLA: What's the history there? I'm going to let one of the two gentlemen, he's asking how did the mobile home come to be?

MR. CRANA: You know Frank and Mary Gerbis in New Windsor? That was Frank's mother's and father's property.

MS. LOCEY: He owns both parcels?

MR. CRANA: Frank's parents live there in that mobile home, they had changed, this mobile home was updated I think in the '80s, early '80s but it had been a pre-existing mobile home from whenever, I don't know from the '50s I think.

MS. LOCEY: So they owned both parcels and placed it in the center of both lots?

MR. CRANA: Correct.

MS. LOCEY: But just continued paying taxes on two separate lots for lack of a better explanation, right?

MR. CRANA: Right.

MR. COPPOLA: The lots are individually owned now.

MS. LOCEY: I understand.

MR. LUNDSTROM: Question, Mr. Chairman, not knowing if this variance would be granted or not the two applicants went and bought the property realizing that

we could say no to this?

MR. COPPOLA: Well, I'm going to let them address how long, in other words, what your history is in terms of like I think you're asking how long they've owned it?

MR. LUNDSTROM: Yes.

MR. CRANA: We purchased the property I'm going to say about seven months ago in hopes that we were going to remove a trailer in hopes that we could put two homes on it, yes, I mean we know there's a risk going into it.

MR. LUNDSTROM: Okay. Another question, Mr. Chairman. Other homes in the area, are they on the regular size or other homes in the area that are on parcels this small?

MR. COPPOLA: I believe you're going to find--

MR. BABCOCK: They're all the same size, Mr. Lundstrom, if you look at tax map, I don't know if you have a copy of that, they're all 70 feet but they're all not exactly that size, there's some lots that are doubles of 35 which is 70, it's just about every lot in that area, I mean, there are some that are smaller and some that are larger.

MS. LOCEY: So if two individual homes were constructed, it would be similar to--

MR. KANE: To the existing neighborhood.

MR. BABCOCK: Absolutely, I don't know about the size of the house, I don't know what size house they're talking about, 27 x 40, that's not a--

MR. KANE: Thirteen hundred square foot is not a big house.

MR. COPPOLA: Yeah, it's not, they're not huge, it's a small, we're putting something that we think is keeping in the neighborhood, it would be something small like this, I'll just give you this. So with a typical cape, you'd have four rooms downstairs and probably two bedrooms and a shared bath upstairs, actually, there's a floor plan there too so we may tinker with that a little bit but we're building within the footprints that we're showing you so you're not really going to get too much too different than what we're proposing here.

MS. GANN: From the pictures, it looks as though this is, you don't have too much scenery here but looks like this is the only mobile home in the area, is that right?

MR. COPPOLA: It probably is as far as, you know.

MR. BABCOCK: There's quite a few mobile homes not right adjacent to these lots.

MR. TORPEY: They're tucked in.

MR. BABCOCK: They're tucked here and there but all the houses in this area, Mr. Chairman, are all probably about that size if not smaller.

MR. KANE: I think it's a good project and the mobile home that's been there is old, old, old.

MR. BABCOCK: If they're asking to build a two story colonial here I don't think it would fit in the character of the neighborhood but I think the homes that they're looking at does.

MR. KANE: Okay, let's set them up for a public hearing unless there's any further questions.

MS. LOCEY: Are we doing two separate?

MR. KANE: We'll vote on both but do them separately so go with number three.

MS. LOCEY: I will offer a motion to schedule a public hearing for the application of Coppola Associates for Douglas Crana for the requested variances as detailed on the agenda of the September 25, 2006 Zoning Board of Appeals meeting.

MR. KANE: For 22 Cedar Avenue.

MR. TORPEY: I'll second that.

ROLL CALL

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

MR. KANE: Number 4, I'll accept a motion.

MR. LUNDSTROM: I will offer a motion that we schedule a public hearing for the Coppola Associates for Mr. Arthur Glynn request as documented in the September 25 agenda of the Zoning Board for 20 Cedar Avenue.

MS. GANN: I will second the motion.

ROLL CALL

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

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

**NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION**

DATE: August 31, 2006

APPLICANT: Coppola Associates  
3 Washington Center, 2<sup>nd</sup> Floor  
Newburgh, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 8/21/06

**COPY**

FOR : Douglas Crana

LOCATED AT: 22 Cedar Avenue

ZONE: R-4      Sec/Blk/Lot: 13-8-12

DESCRIPTION OF EXISTING SITE: VACANT LAND

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. 300-10 USE/BULK TABLE R-4 ZONE  
A VARIANCE IS REQUIRED FOR LOT AREA, LOT WIDTH, REQUIRED SIDE/BOTH  
YARDS, REAR YARD.

*Louis J. Kimbrell*  
BUILDING INSPECTOR

	PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: R-4	USE: SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	
MIN LOT AREA:	43,560	7,000	36,560
MIN LOT WIDTH:	125'	70'	55'
REQ'D FRONT YD:	45'	19'	26'
REQ'D SIDE YD:	20'	15'	5'
REQ'D TOTAL SIDE TD:	N/A	N/A	N/A
REQ'D REAR YD:	50'	24'	26'
REQ'D FRONTAGE:			
MAX BLDG HT:			
FLOOR AREA RATIO:			
MIN LIVABLE AREA:			
DEV COVERAGE:	20%	15.6%	

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

*9/6/06 Sent Application*

# Submitted for denial

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS

IMPORTANT

YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

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

RECEIVED

AUG 21 2006

FOR OFFICE USE ONLY:  
Building Permit #: 2006-883

**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 Doug Crana

Address Cedar Ave lot 12 Phone # \_\_\_\_\_

Mailing Address 29 Prospect Street Newburgh, NY 12550 Fax # \_\_\_\_\_

Name of Architect Coppola

Address 3 Washington Center 2nd Floor Newburgh, NY 12550 Phone 845-561-3559

Name of Contractor \_\_\_\_\_

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

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

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 West \_\_\_\_\_ side of Cedar Avenue \_\_\_\_\_  
(N,S,E or W) and \_\_\_\_\_ feet from the intersection of \_\_\_\_\_
2. Zone or use district in which premises are situated R-4 Is property a flood zone? Y \_\_\_\_\_ N X
3. Tax Map Description: Section 13 Block 8 Lot 12
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
- a. Existing use and occupancy Vacant b. Intended use and occupancy Single Family Dwelling
5. Nature of work (check if applicable)  New Bldg.  Addition  Alteration  Repair  Removal  Demolition  Other
6. Is this a corner lot? yes
7. Dimensions of entire new construction. Front 40' 0" Rear 40' 0" Depth 27' 4" Height \_\_\_\_\_ No. of stories 2
8. If dwelling, number of dwelling units: 1 Number of dwelling units on each floor 1
- Number of bedrooms 4 Baths 2 Toilets 2 Heating Plant: Gas \_\_\_\_\_ Oil \_\_\_\_\_  
Electric/Hot Air \_\_\_\_\_ Hot Water \_\_\_\_\_ If Garage, number of cars \_\_\_\_\_
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use \_\_\_\_\_
10. Estimated cost \_\_\_\_\_ Fee \_\_\_\_\_

\$50-  
CH# 1248  
DWT OT

**PAID**

date

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

**Building Inspector: Michael L. Babcock**  
**Asst. Inspectors Frank Lisi & Louis Krychear**  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, New York 12553  
(845) 563-4618  
(845) 563-4695 FAX

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

**INSTRUCTIONS**

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

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

(Signature of Applicant)

(Address of Applicant)

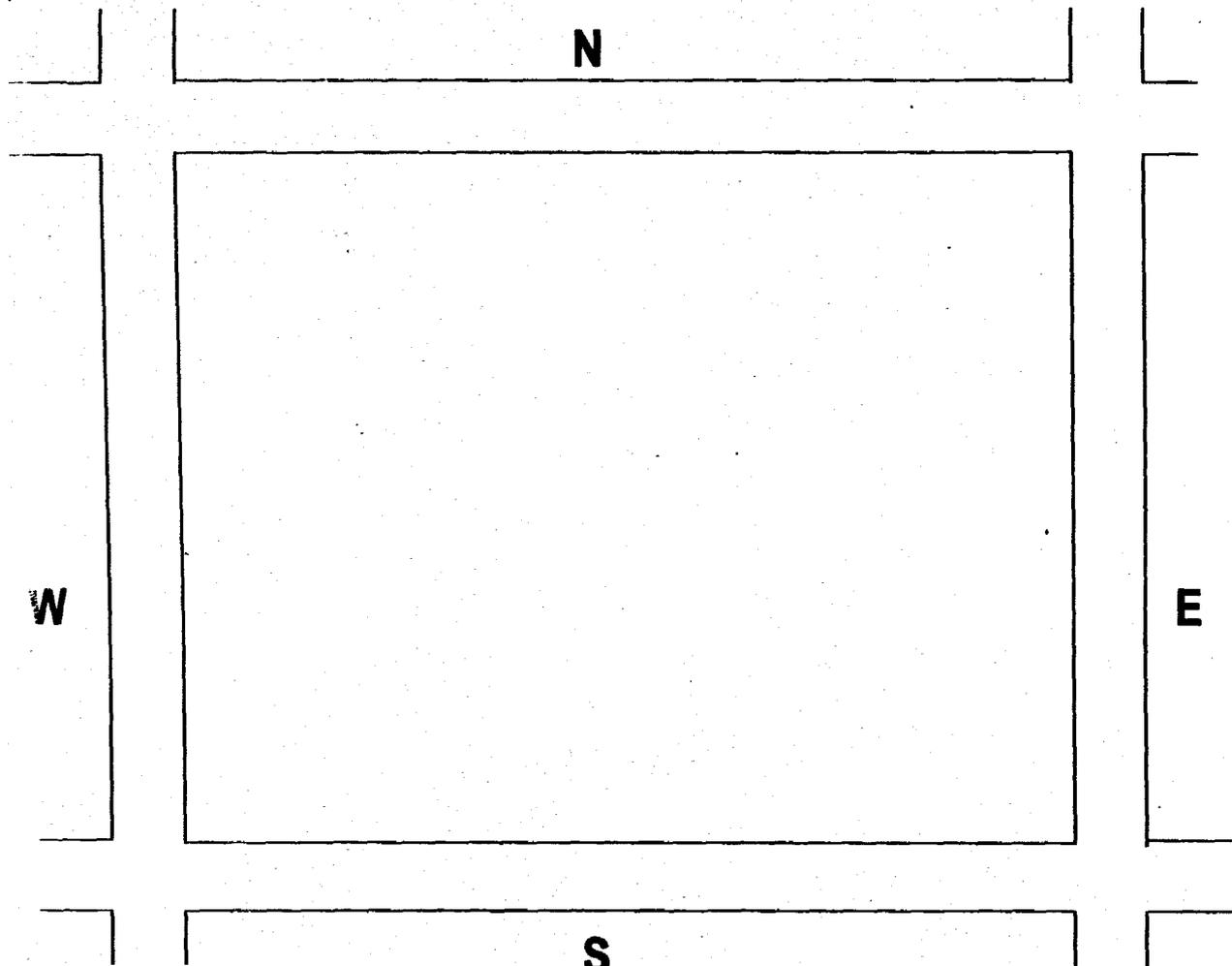
(Owner's Signature)

(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.









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



**APPLICATION FOR VARIANCE**

September 11, 2006  
Date

Application Type: Use Variance  Area Variance   
Sign Variance  Interpretation

**I. Owner Information:**

Douglas Crana (Name) Phone Number: ( 845 ) 565-5820  
29 Prospect Street Newburgh, New York 12550 (Address) Fax Number: ( )

**II. Applicant:**

Douglas Crana (Name) Phone Number: ( 845 ) 565-5820  
29 Prospect Street Newburgh, New York 12550 (Address) Fax Number: ( )

**III. Forwarding Address, if any, for return of escrow:**

Douglas Crana (Name) Phone Number: (845) 565-5820  
29 Prospect Street Newburgh, New York 12550 (Address) Fax Number: ( )

**IV. Contractor/Engineer/Architect/Surveyor/:**

Anthony J. Coppola Coppola Associates (Name) Phone Number ( 845 ) 561-3559  
3 Washington Center 2nd Floor, Newburgh, New York 12550 (Address) Fax Number: ( 845 ) 561-2051

**V. Property Information:**

Zone: R-4 Property Address in Question: 22 Cedar Avenue, New Windsor, New York 12553  
Lot Size: 100 X 70 Tax Map Number: Section 13 Block 8 Lot 12  
a. What other zones lie within 500 feet? \_\_\_\_\_  
b. Is pending sale or lease subject to ZBA approval of this Application? NO  
c. When was property purchased by present owner? March 13, 2006  
d. Has property been subdivided previously? No If so, When: \_\_\_\_\_  
e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? No  
f. Is there any outside storage at the property now or is any proposed? \_\_\_\_\_

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

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

COMPLETE THIS PAGE

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

**APPLICATION FOR VARIANCE - continued**

**VIII. AREA VARIANCE: (This information will be on your Building Department Disapproval 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	43,560	7,000	36,500
Min. Lot Width	125'	70'	55'
Reqd. Front Yd.	45'	19'	26'
Reqd. Side Yd.	20'	15'	5'
Reqd. Rear Yd.	50'	24'	26'
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 existing lots are non-conforming and pre-existing. The proposal is to

remove the existing trailer house and replace with a new single family house which will be more in character with the  
neighboring single family houses. The proposed house will not have adverse effect on the environmental conditions of  
the area. It will not substantially change traffic, drainage, or existing density.

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**PLEASE NOTE:**

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

**COMPLETE THIS PAGE**

XII. ADDITIONAL COMMENTS:

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

The proposed house will be a large improvement over the existing trailer. The new house will be code conforming and landscaping on the proposed lot will greatly enhance the site.

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 variance(s) is/are 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:

15<sup>th</sup> day of September 2006

**PETRA C. BORTNOWSKY**  
 Notary Public, State Of New York  
 Qualified in Ulster County  
 Registration No. 01806050124  
 Commission Expires October 30, 2006

Signature and Stamp of Notary

*[Signature]*

PLEASE NOTE:

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

*[Signature]*  
 Owner's Signature (Notarized)

Doug Crana

Owner's Name (Please Print)

Applicant's Signature (If not Owner)

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

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

Doug Crana, deposes and says that he resides  
(OWNER)

at 8 Spring Rock Dr. Goshen in the County of Orange  
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. 13 Block 8 Lot 12)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in

the foregoing application and that he authorizes:

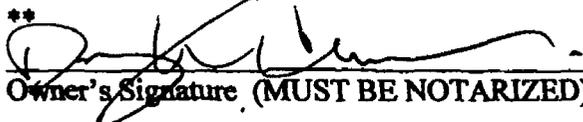
\_\_\_\_\_  
(Applicant Name & Address, if different from owner)

Anthony J. Coppola 3 Washington Center 2nd Floor Newburgh, New York 12550

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

to make the foregoing application as described therein.

Date: 9/15/06

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

Sworn to before me this: 15<sup>th</sup> day of September 20 06

PETRA C. BORTNOWSKY  
Notary Public, State Of New York  
Qualified In Ulster County  
Registration No. 01B06050124

Commission Expires October 30, 20 06

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

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

  
Signature and Stamp of Notary

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

**\*\* PLEASE NOTE:  
ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

COMPLETE THIS PAGE

## Appendix C

**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR Doug Crana	2. PROJECT NAME 22 Cedar Lane
3. PROJECT LOCATION: Municipality New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 22 Cedar Lane New Windsor, New York 12553	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Build new house on vacant lot	
7. AMOUNT OF LAND AFFECTED: Initially _____ acres    Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly To apply for Area Variance	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: _____
Signature: _____	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.**  
 Yes  No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.**  
 Yes  No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  
NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  
NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  
NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  
NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  
No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  
NO

**D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?**  
 Yes  No If Yes, explain briefly:

**E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**  
 Yes  No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

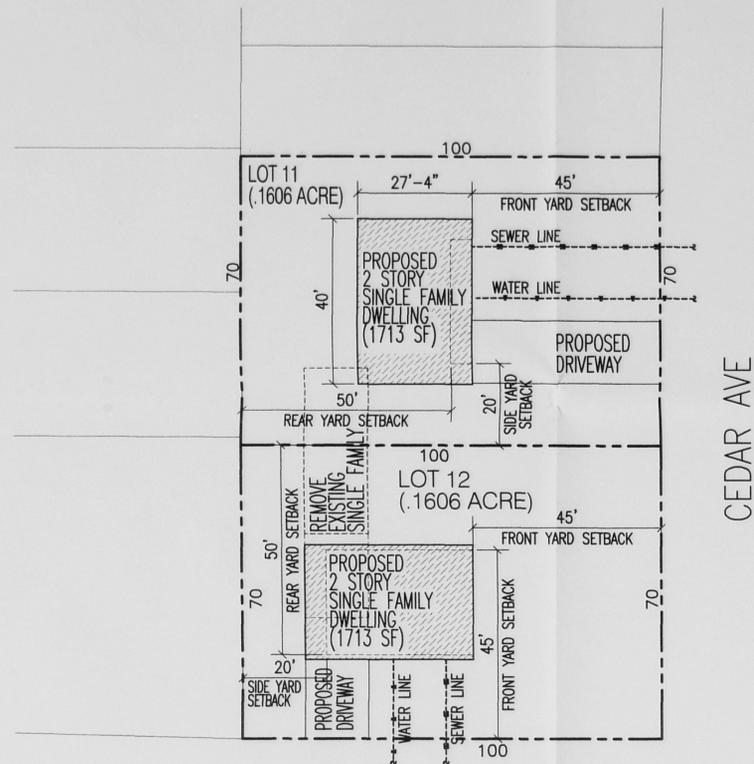
\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from responsible officer)

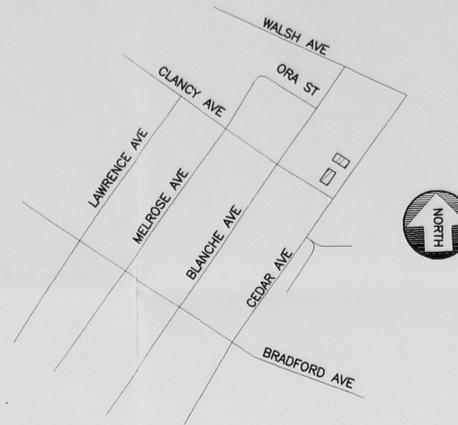




CLANCY AVE

CEDAR AVE

**1** **Concept Site Plan**  
A1 Scale: 1" = 20'-0"



**2** **Vicinity Map**  
A1 Scale: 1" = 200'

Zone R-4 Bulk Table (Single Family Residence)		
Lot 11		
Item	Required	Provided
Lot Area	43,560 sf	7,000 sf
Lot Width	125 ft	70 ft
Front Yard	45 ft	45 ft
Side Yard	20 ft	15 ft
Rear Yard	50 ft	28 ft

Zone R-4 Bulk Table (Single Family Residence)		
Lot 12		
Item	Required	Provided
Lot Area	43,560 sf	7,000 sf
Lot Width	125 ft	70 ft
Front Yard	45 ft	19 ft
Side Yard	20 ft	15 ft
Rear Yard	50 ft	24 ft

COPPOLA ASSOCIATES

Design, Architecture & Planning

3 Washington Center  
Second Floor  
Newburgh, NY 12550  
TEL: 845-561-3559  
FAX: 845-561-2051  
coppolassociates@verizon.net



LICENSE NUMBER: 018849

"PROPOSED (2) SINGLE FAMILY HOMES ON"

**Cedar Ave  
Lots #11 and  
#12**

Cedar Ave  
New Windsor, New York  
12553

Site Plans and Details

REVISIONS

DATE

9/22/06

PROJECT NUMBER

06-94

SHEET NUMBER

**A1**

of 2