

ZB# 07-15

Vincenzo Lombardi

13-12-10

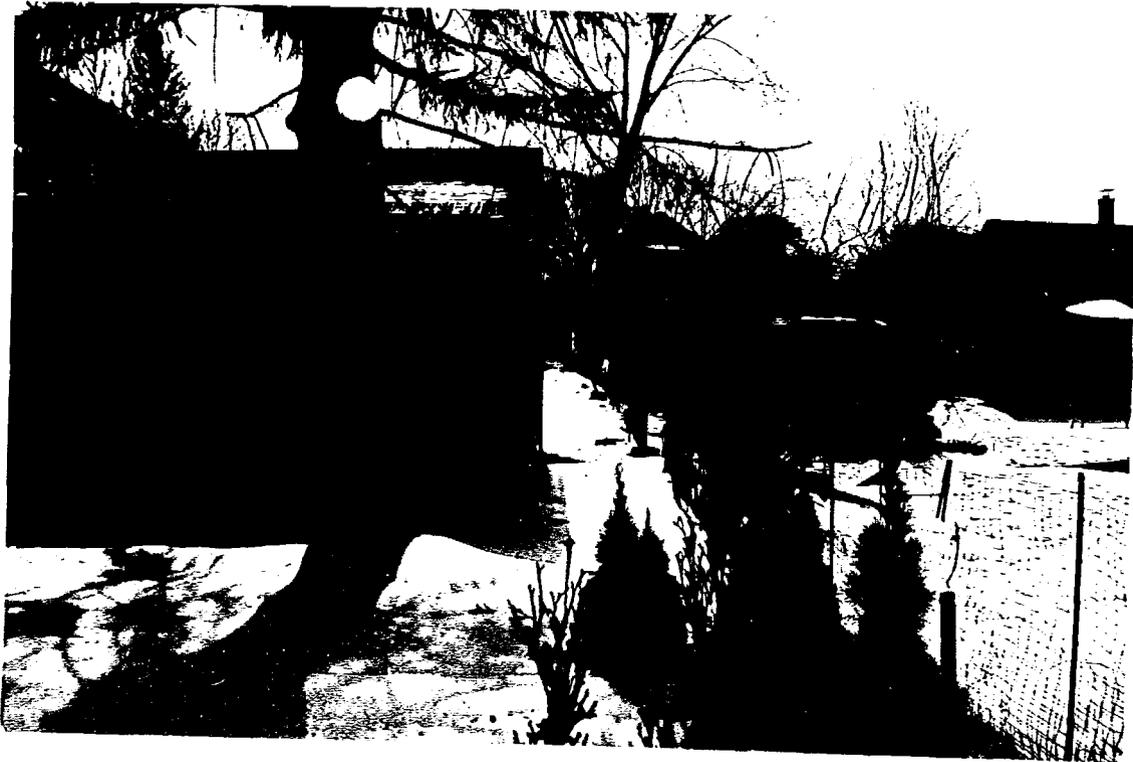
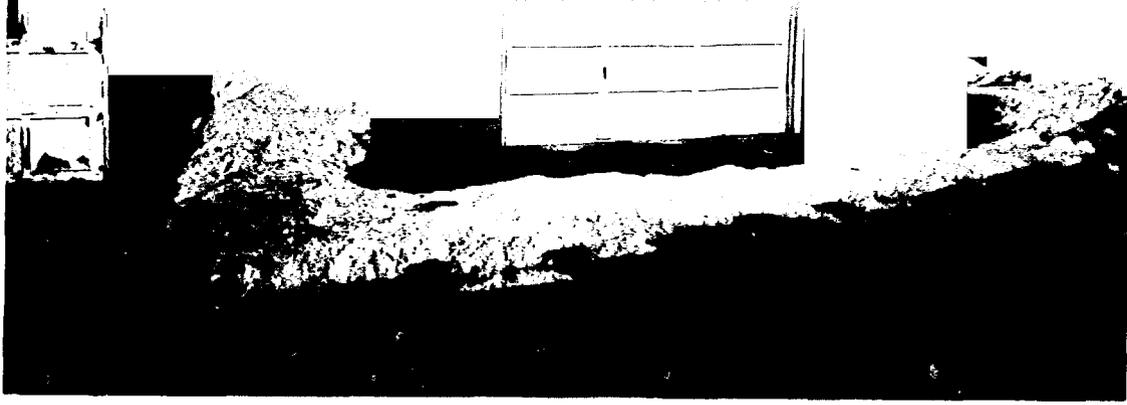
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553

Granted 6-11-07

07-15

Lombardi/Vincenzo LRP
Bradford + Lawrence (13-15)





Sent to O.C. Flannix 4/24/07 @



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

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: NOVEMBER 30, 2007
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 109.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #07-15

NAME & ADDRESS:

**Frank Lombardi &
Philip S. Vincenzo
361 Oak Drive
New Windsor, NY 12553**

*JF
12-5-07*

THANK YOU,

MYRA

J.F.11-30-07

NEW WINDSOR ZONING BOARD OF APPEALS

SBL: 13-12-10

In the Matter of the Application of

MEMORANDUM OF
DECISION GRANTING

FRANK LOMBARDI / PHILIP VINCENZO

AREA

CASE #07-15

WHEREAS, Philip Vincenzo , owner(s) of 13-12-10 Bradford & Lawrence Ave, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for:

	REQUIRED	PROPOSED Lot 1 / 2	REQUESTED Lot 1 / 2
MIN. LOT AREA	43,560 sf	6000 / 5000	37560 / 38560
MIN. LOT WIDTH	125 ft.	60 / 50	65 / 75
REQUIRED FRONT YARD	45 ft.	50.8 / 23.4*	0 / 21.6
REQUIRED SIDE YARD	20 ft.	3.9 * / -2.7 *	16.1 / 20
REQUIRED TOTAL SIDE YARD	40 ft.	21 / 28.6	19 / 11.4
REQUIRED REAR YARD	50 ft.	5.3 * / 46.8 *	44.7 / 3.2
REQUIRED FRONTAGE	70 ft.	60 / 150	10 / 0
MIN. LIVABLE AREA	1200 sf	1480 / 1160*	0 / 40
DEVELOPMENTAL COVERAGE	20 %	38 / 37	18 / 17

For proposed subdivision of existing lot with two existing single family residences on one lot; all at Bradford & Lawrence Avenue in an R-4 Zone (13-12-10)

WHEREAS, a public hearing was held on June 11, 2007 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 two spectators appearing at the public hearing; and one spectator had questions and was neither in favor of nor opposed to the application; and the second member of the public was opposed to the application.

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 properties, with an existing one-family home on each property, is a residential property located in a neighborhood of residential properties in an R-4 zone.
 - (b) At present, the two houses exist on a single lot. The applicant proposes to divide the lot so that the two separate existing homes will each have its own property. The applicant does not propose any new construction of any type. The property is located on the corner of Lawrence Avenue and Bradford Avenue.
 - (c) In constructing the homes, the applicant did not cause the ponding or collection of water or divert the flow of water drainage.
 - (d) The applicant did not remove any trees or substantial vegetation in constructing the homes.

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:

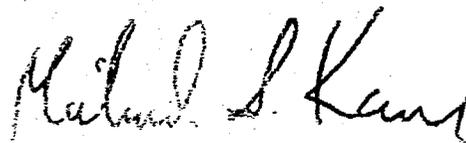
	REQUIRED	PROPOSED Lot 1 / 2	REQUESTED Lot 1 / 2
MIN. LOT AREA	43,560 sf	6000 / 5000	37560 / 38560
MIN. LOT WIDTH	125 ft.	60 / 50	65 / 75
REQUIRED FRONT YARD	45 ft.	50.8 / 23.4*	0 / 21.6
REQUIRED SIDE YARD	20 ft.	3.9 * / -2.7 *	16.1 / 20
REQUIRED TOTAL SIDE YARD	40 ft.	21 / 28.6	19 / 11.4
REQUIRED REAR YARD	50 ft.	5.3 * / 46.8 *	44.7 / 3.2
REQUIRED FRONTAGE	70 ft.	60 / 150	10 / 0
MIN. LIVABLE AREA	1200 sf	1480 / 1160*	0 / 40
DEVELOPMENTAL COVERAGE	20 %	38 / 37	18 / 17

For proposed subdivision of existing lot with two existing single family residences on one lot; all at Bradford & Lawrence Avenue in an R-4 Zone (13-12-10) 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 11, 2007



Chairman

**OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NY**

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION

PLANNING BOARD FILE NUMBER: 07-02

DATE: 2-28-07

APPLICANT:

Frank Lombardi & Philip Vincenzo
c/o 361 Oak Drive, New Windsor, NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION:

DATED: 01-17-07

FOR: SUBDIVISION

LOCATED AT: Bradford & Lawrence Avenue

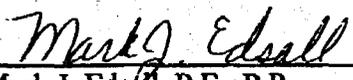
ZONE: R-4

DESCRIPTION OF EXISTING SITE: SEC: 13 BLOCK: 12 LOT: 10

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

Property exists as a single lot with two existing residences. Subdivision results in need for Lot Area variances (both lots), Lot Width (both lots), Front Yard (lot #2), Side Yard (both lots), Total Side Yard (both lots), Rear Yard (both lots), Frontage (lot #1), Min. Liv. Area (lot #2), Development Coverage (both lots).

TOWN OF NEW WINDSOR CODE: Bulk Tables



Mark J. Edsall, P.E., P.P.
Engineer for the Planning Board

NOTICE OF DISAPPROVAL OF PLANNING BOARD APPLICATION - Continued**REQUIREMENTS**P.B. # **07-02**ZONE: **R-4**USE: **SFR**

	REQUIRED	PROPOSED Lot 1 / 2	VARIANCE REQUESTED Lot 1 / 2
MIN. LOT AREA	43,560 sf	6000 / 5000	37560 / 38560
MIN. LOT WIDTH	125 ft.	60 / 50	65 / 75
REQUIRED FRONT YARD	45 ft.	50.8 / 23.4*	0 / 21.6
REQUIRED SIDE YARD	20 ft.	3.9 * / -2.7 *	16.1 / 20
REQUIRED TOTAL SIDE YARD	40 ft.	21 / 28.6	19 / 11.4
REQUIRED REAR YARD	50 ft.	5.3 * / 46.8 *	44.7 / 3.2
REQUIRED FRONTAGE	70 ft.	60 / 150	10 / 0
MAX. BLDG. HT.	35 ft.	23 / 20	0 / 0
FLOOR AREA RATIO	n/a	-	-
MIN. LIVABLE AREA	1200 sf	1480 / 1160*	0 / 40
DEVELOPMENTAL COVERAGE	20 %	38 / 37	18 / 17
O/S PARKING SPACES	2 sp.	2 / 2	0 / 0

* denotes pre-existing, non-conforming condition
(Lot #1 noted as Parcel A on plan; Lot #2 is Parcel B)

PLEASE COMPLETE THE ENCLOSED ZONING BOARD APPLICATION AND RETURN TO THE ZONING BOARD SECRETARY AS INSTRUCTED IN THE APPLICATION PACKAGE. YOU WILL THEN BE PLACED ON THE NEXT AVAILABLE AGENDA FOR THE ZONING BOARD OF APPEALS.

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

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

DATE: March 27, 2007

**APPLICANT: Frank Lombardi
361 Oak Drive
New Windsor, NY 12553**

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 3/26/07

FOR : Proposed one family house.

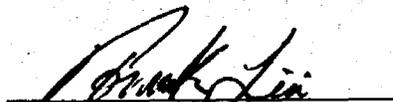
LOCATED AT: 11 Myrtle Ave.

ZONE: R-4 Sec/Blk/ Lot: 13-13-24

DESCRIPTION OF EXISTING SITE: Vacant lot.

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

- 1. Proposed one family house will not meet minimum lot size, lot width, required front yard, side yard , required total side yard, rear yard, and required footage.**


BUILDING INSPECTOR

		PERMITTED	PROPOSED OR AVAILABLE:	VARIANCE REQUEST:
ZONE: R-4	USE: Bulk Tables			
MIN LOT AREA:	C-6	43,560 sq.ft.	5,633 sq.ft.	37,927 sq.ft.
MIN LOT WIDTH:	D-6	125 ft.	55ft.	70ft.
REQ'D FRONT YD:	E-6	45ft.	23ft.	22ft.
REQ'D SIDE YD:	F-6	20ft.	13ft.	7ft.
REQ'D TOTAL SIDE TD:	F-6	40ft.	26ft.	14ft.
REQ'D REAR YD:	G-6	50ft.	40ft.	10ft.
REQ'D FRONTAGE:	H-6	70ft.	62ft.	8ft.
MAX BLDG HT:				
FLOOR AREA RATIO:				
MIN LIVABLE AREA:				
DEV COVERAGE:	OK			

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

COPY

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 Certificates of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be re-inspected after correction.

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

RECEIVED

MAR 26 2007

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: 2007-187

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 Crudele Living Trust Michael T Crudele TREF
Michelle Sprague TREF

Address 37 Clancy Ave New Windsor NY Phone # _____

Mailing Address SAME AS ABOVE Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor Frank Lombardi

owns to Com. Fee fee

Direct All Questions

Address 361 OAK Drive New Windsor NY Phone 845-629-1301

State whether applicant is owner, lessee, agent, architect, engineer or builder 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 SW side of Myrtle Ave (11) ^{per plan}
and 100' feet from the intersection of Clancy Ave _{3/26/09}

2. Zone or use district in which premises are situated R-4 Is property a flood zone? Y N

3. Tax Map Description: Section 13 Block 13 Lot 24

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 ONE family 3 bed

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

6. Is this a corner lot? NO

7. Dimensions of entire new construction. Front 26 Rear 26 Depth 36 Height 25 No. of stories 2

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

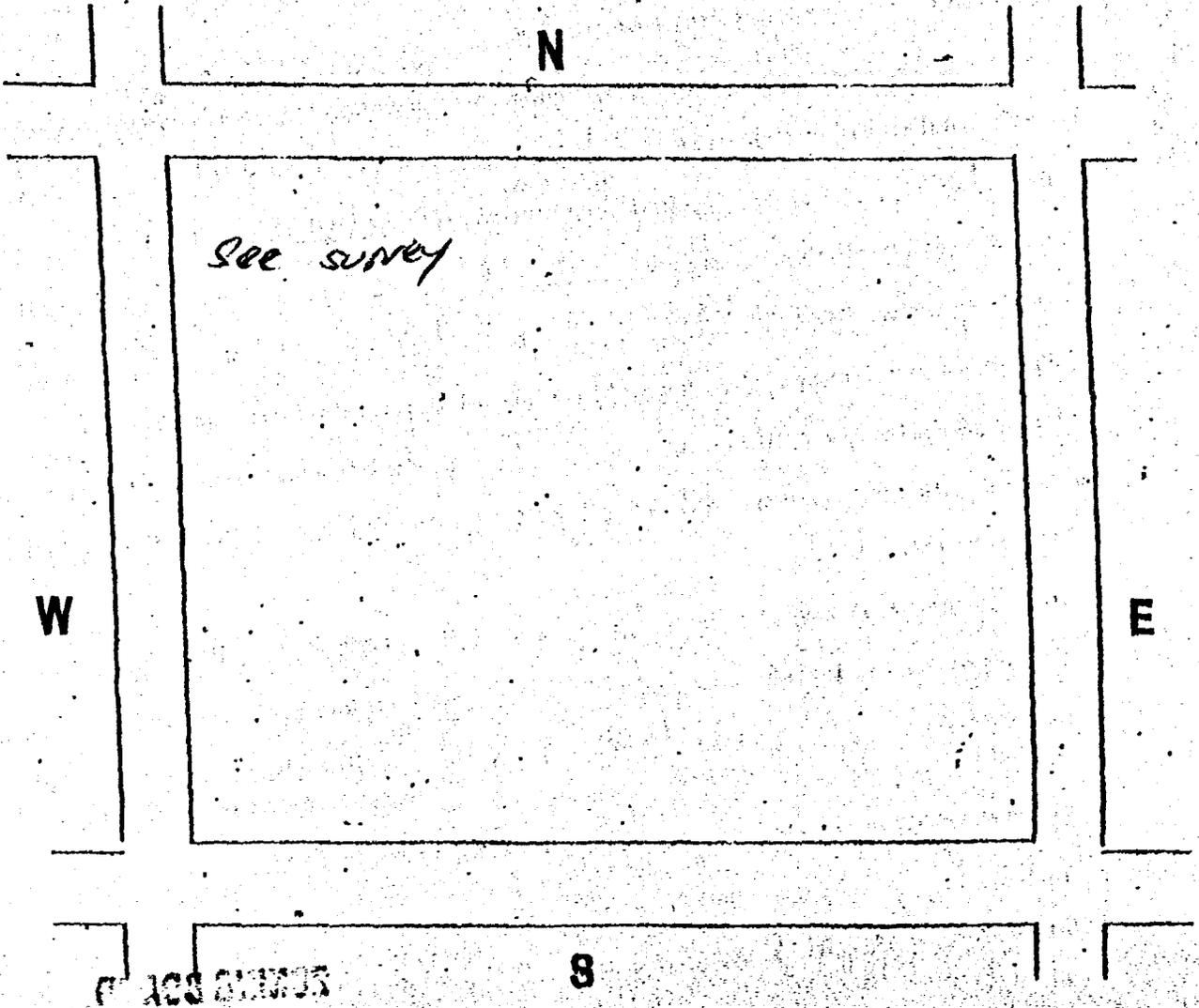
Number of bedrooms 3 Baths 2.5 Toilets 3 Heating Plant: Gas X Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars ONE

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

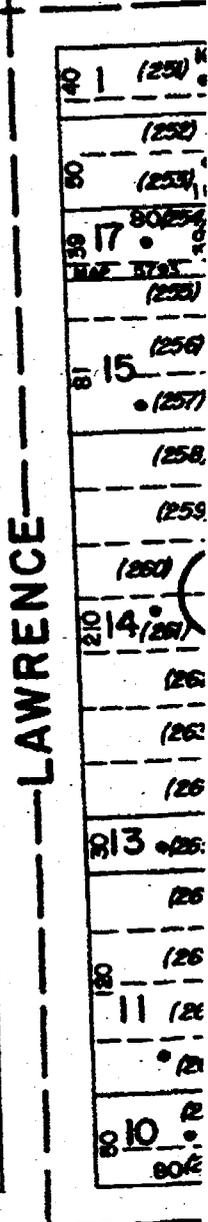
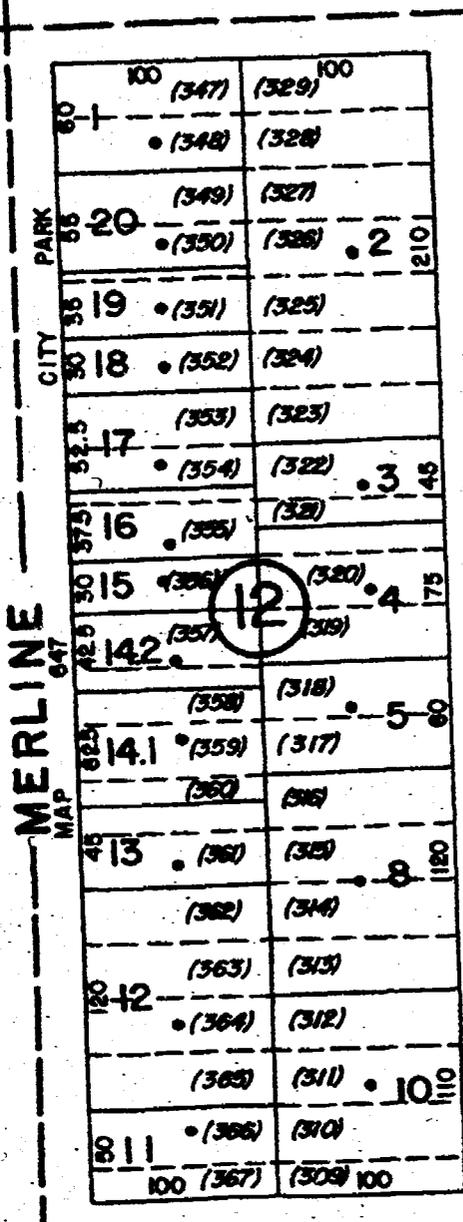
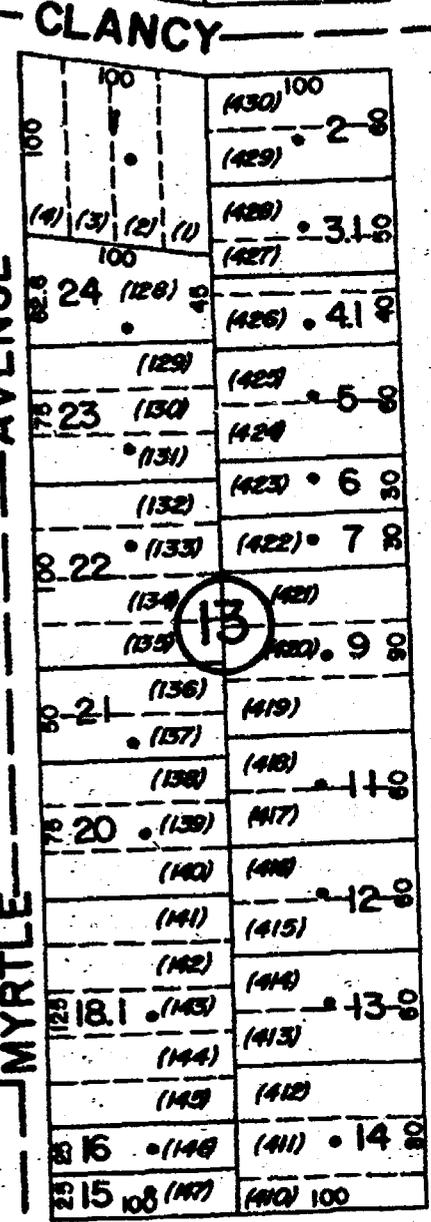
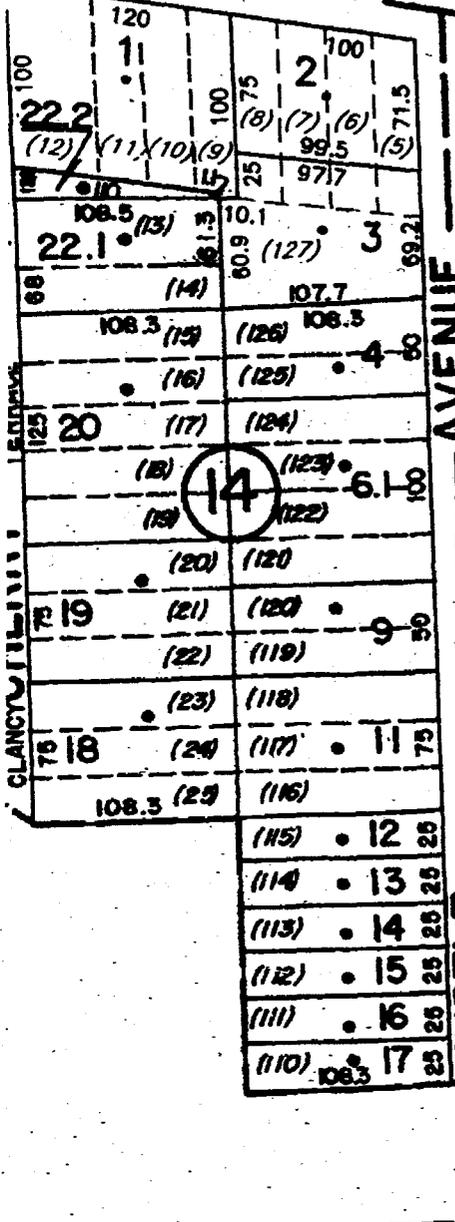
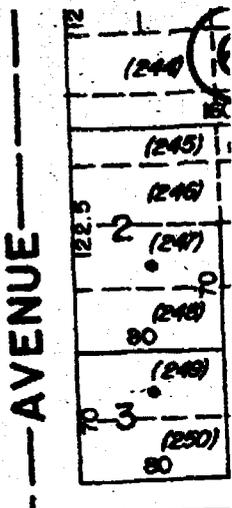
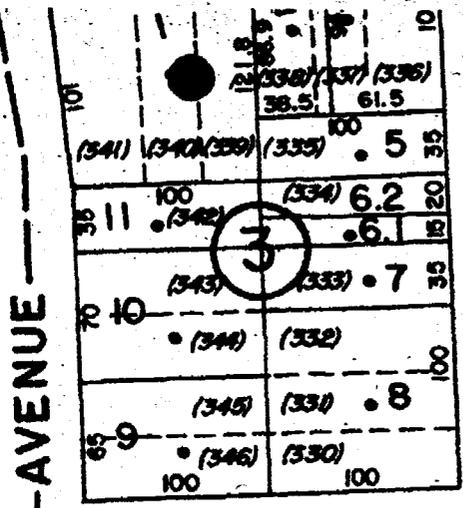
10. Estimated cost \$80,000 Fee \$50- **ZONING BOARD**

CN#587

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 ONE TO TEN DAYS TO PROCESS
YOUR APPLICATION



BRADFORD

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

MEMORANDUM

TO: JACK FINNEGAN, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: NOVEMBER 30, 2007
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 109.50 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #07-15

NAME & ADDRESS:

**Frank Lombardi &
Philip S. Vincenzo
361 Oak Drive
New Windsor, NY 12553**

THANK YOU,

MYRA

J.F.11-30-07



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



FILE #07-15 TYPE:AREA TELEPHONE: 629-1301

APPLICANT:

Frank Lombardi &
Philip S. Vincenzo
361 Oak Drive
New Windsor, NY 12553

RESIDENTIAL:	\$ 50.00	CHECK # <u>588</u>
COMMERCIAL	\$ 150.00	CHECK # _____
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: RESIDENTIAL \$300.00 CHECK # 589



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

PRELIMINARY:	<u>3</u>	PAGES	\$ <u>21.00</u>	\$ <u>35.00</u>
2 ND PRELIMINARY:	—	PAGES	\$ _____	\$ _____
PUBLIC HEARING:	<u>8</u>	PAGES	\$ <u>56.00</u>	\$ <u>35.00</u>
PUBLIC HEARING:	—	PAGES	\$ _____	\$ _____

LEGAL AD: Publish Date:05-25-07 \$ 43.50

TOTAL: \$ 120.50 \$ 70.00



ESCROW POSTED: \$ 300.00
LESS: DISBURSEMENTS: \$ 190.50

AMOUNT DUE: \$ _____

REFUND DUE: \$ 109.50

Cc:

J.F. _____

June 11, 2007

51

8

LOMBARDI/VINCENZO (07-15)

MR. KANE: I'm not going to read them all off here as per noted in the June 11 agenda.

MR. VINCENZO: My name is Phil Vincenzo and the request we're here requesting you already know about this little yellow, it's the same property, same area.

MR. LOMBARDI: He said they're all the same size the properties here. Basically what we're trying to do here is split the two existing houses that are on 1950 and whatever year it was that they had four lots to go back here and requesting that we break them down into two houses that are pre-existing on two separate lots, right now, they're on one lot and the house is already there.

MR. KANE: Let me explain basically what we have is two existing homes right now, they have been in existence for quite a number of years on the same lot and what we're going to do is divide the lot so they're the two separate lots with the existing homes already so nothing new is being built, it's already there, just trying to clean up the property lines and give them their own space.

MR. J. BABCOCK: Which street is that on?

MR. KANE: That's on--the address?

MR. LOMBARDI: Address is it's on the corner of Lawrence and Bradford, it's, if you know the area, it's a brand new green cape.

MS. LOCEY: So the two houses are already on one lot and you want to subdivide?

MR. LOMBARDI: We're requesting to split the lot rather than rent the houses off and that would more or less be

better for the neighborhood I believe rather than have rentals.

MR. KANE: Create any water hazards or runoffs?

MR. LOMBARDI: No.

MR. KANE: Cutting down any trees, substantial vegetation?

MR. LOMBARDI: The only trees, they weren't trees, brush all overgrown in the front, it's all cleaned up, if you look at the front of Lawrence Avenue in the front all, no trees, all shrubs like wild shrubs that are all cleaned up and the lot was just cleaned up nice.

MR. LUNDSTROM: Which house?

MR. LOMBARDI: The older house, not Cape Cod is the new one, the older one in the pictures would be the white one closer to the road and if you look on the survey that house originally is almost right on the corner of Bradford.

MR. KANE: I'll open it up to the public at this point, please state your name and address.

MS. ROBINSON: Valerie Robinson again. I live on Merline which is directly in front of I guess or behind the green house and I think the house is absolutely gorgeous and I would have rented it if you were going to rent it at any time. But my concern is the house, about 10 others called to make sure that the house was being built properly on the property properly simply because it's very, very close to my neighbor's house and while I think I'm here not to complain but I feel very badly for the gentleman simply because it seems like now he has to get a variance for the back of that property because it's very, very close to the existing

property line. Is that what the idea, did I misread the letter?

MR. LOMBARDI: No, the original, there was an original house right on the pad part of the house that's there now was the old.

MS. ROBINSON: My sister-in-law owned that white house and the cottage and the cottage was taken down and I had been told by the town that the house would just be built on the footprint of the cottage and that's neither here nor there, the house looks beautiful, I think it's a wonderful addition to the neighborhood. My concern I was also going to buy the red house that's right next door that property where all the shrubberies and trees were on the side, my concern is just that I, it's a little too close to the property next door to me, I feel badly that you got to this point and someone mentioned to the neighborhood because we're all a very close neighborhood that you couldn't get a C.O. for the property because it was too close to the property line and I feel badly that you were allowed or they told you to go ahead and do this and then all of sudden now it's something's wrong and you have to fix it.

MR. LOMBARDI: The house was built, old building, permits were gotten, it's been inspected and you can refer questions to the engineer or the board but everything was built.

MS. ROBINSON: The house is beautiful, I'm concerned about how close it is.

MR. LOMBARDI: The whole point is whether the house stays as is or be a rental.

MR. KANE: There's no conditions here for the house to be used, the house is legal to live in.

MS. ROBINSON: I thought he was looking for a variance

to change from the back of the house to the property line of the--

MR. KANE: When we get an older home that doesn't meet the requirements we'll go ahead and give variances so that if it comes up for a refinance or a bank says you're too close to the property line and even though it was pre-existing there's no variance, we go ahead and approve those things, what he's here for is to divide the property so that they're two separate entities.

MS. ROBINSON: But the house was only built within the last six months.

MR. BABCOCK: The house is fine the way it is since he's creating a separate lot for that house he now is creating the setback problems, if he didn't separate the lot he wouldn't be here.

MR. KANE: He could just rent the buildings out and that's, they don't want to rent.

MR. BABCOCK: When you create a lot there's a criteria the lot has to be a certain size, certain setbacks.

MS. ROBINSON: Like I said, I'm under misinformation because the owner of the property had told me a very long time ago that he legally subdivided that property already and that it was two separate lots.

MR. BABCOCK: It's not.

MS. ROBINSON: Well, like I say, we're just dealing with the information that we're told by the people who own it Tiberio (phonetic) had said that he subdivided that a very long time ago and it was two legal lots and anything put on it would not have any problems, I think the house is gorgeous, I don't want to see it go anywhere, it's a tremendous addition to the

neighborhood.

MR. KANE: All we're doing is separating them making them two separate entities and to do that as Mike said we want to make, cross the Ts and dot all the Is as far as offsets.

MS. ROBINSON: Okay.

MR. KANE: If they wanted to, they wouldn't have to be here, they can rent out the homes and go on forever, everything else is legal. So, okay, any other questions?

MS. ROBINSON: No.

MR. J. BABCOCK: Jack Babcock, 12 Blanche Avenue. Was there a building permit on this originally?

MR. BABCOCK: For the new house?

MR. J. BABCOCK: Yes.

MR. BABCOCK: Yes.

MR. J. BABCOCK: How did they get a building permit for a new house?

MR. KANE: He's on an existing, there was a pad there.

MR. BABCOCK: It's a rebuild on top of the existing pad.

MR. J. BABCOCK: What's the percentage you're allowed to rebuild on a small pad there because I remember that bungalow?

MR. KANE: Mr. Babcock, it's not the issue here tonight, it's how they--

MR. J. BABCOCK: I think it leads up to them now coming back for variances after they created, they self-created hardship, they created it themselves by building this house so close to the property lines.

MR. KANE: You can say it's self-created because they want to divide the lot, they can use that house, that house is legal, it has a C.O.

MR. J. BABCOCK: But I'm saying how was a building permit issued when their building is so close to the property line?

MR. KANE: Because it was a legal way to do it. It's a rebuild. They're allowed to do it.

MR. J. BABCOCK: That bungalow was as big as where those two people are sitting.

MR. KANE: Again, not the issue.

MR. J. BABCOCK: I think it's important that that be brought out that I feel it's a self-created hardship.

MR. KANE: Okay, thank you for your opinion.

MR. LOMBARDI: Just to enlighten Mr. Babcock according to the building department rules you're allowed to extend the building, Mike, please correct me if I get misinterpreted, that as long as you stay within the side of the building wherever it may be according to the property line you can't build any further to the property line could you build from the edge of the existing building in which is if you look at the house it's stepped in about two feet. We conform to the front yard setback with that building. I think it's 45 feet the rear yard, didn't matter because it's three foot from the rear yard. So we built forward and that and the other side yard at this point it's the side yard is 20 feet that hundred foot lot it's more than

five feet so according when the building permit was applied for there was no variance needed for any side yards. The building conformed to the envelope to the bulk table in the town in that lot because it was an extension to a building, it wasn't a new building permit, it was a renovation to an existing dwelling, whatever the size of the building was, it had water, sewer in it, it had gas but was uninhabitable deemed on the taxes paying as a building so whether 10 x 10 or 100 x 100 either way if it was 10 x 10 you can add 100 x 100 either way it's an extension to the existing and that's what we did, we conformed to what we asked can we build it, they said yes, we ended up with two houses on one lot.

MR. J. BABCOCK: I still feel you created your own hardship.

MR. KANE: Thank you. Anybody else? We'll close the public portion of the meeting and ask Myra how many mailings.

MS. MASON: On May 30, I mailed out 111 envelopes and had no response.

MR. KANE: Eric, any further questions?

MR. LUNDSTROM: No further question, Mr. Chairman.

MR. TORPEY: No.

MR. KANE: I'll accept a motion.

MS. LOCEY: I will offer a motion on the application of Lombardi/Vincenzo to authorize the requested variances as detailed on the agenda of the Zoning Board of Appeals regular session dated June 11, 2007.

MR. LUNDSTROM: I'll second that motion.

June 11, 2007

58

ROLL CALL

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

Please return with payment

Invoice

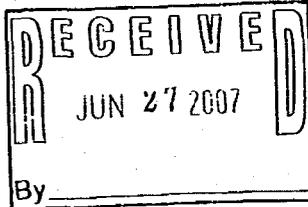


THE SENTINEL
P.O. BOX 406
VAILS GATE, NY 12584

Date	Invoice #
6/18/2007	445

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

P.O. No.	Terms	Project
49465		

Issue Date	Description	Rate	Amount
5/25/2007	LEGAL ADS: PUBLIC HEARING NOTICE LOMBARDI/VINCENZO	39.50	39.50
	1 AFFIDAVIT	4.00	4.00
			
Total			\$43.50

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. (07-15)
Request of
LOMBARDI/VINCENZO

for a VARIANCE of the Zoning Local Law to Permit:

1. Request for:

MIN. LOT AREA
REQUIRED - 43,560 sf

PROPOSED (Lot 1 / 2) - 6000 / 5000

REQUESTED (Lot 1 / 2) - 37560 / 38560

MIN. LOT WIDTH
REQUIRED - 125 ft.

PROPOSED (Lot 1 / 2) - 60 / 50

REQUESTED (Lot 1 / 2) - 65 / 75

REQUIRED FRONT YARD
REQUIRED - 45 ft.

PROPOSED (Lot 1 / 2) - 50.8 / 23.4*

REQUESTED (Lot 1 / 2) - 0 / 21.6

REQUIRED SIDE YARD
REQUIRED - 20 ft.

PROPOSED (Lot 1 / 2) - 3.9* / 2.7*

REQUESTED (Lot 1 / 2) - 16.1 / 20

REQUIRED TOTAL SIDE YARD
REQUIRED - 40 ft.

PROPOSED (Lot 1 / 2) - 21 / 28.6

REQUESTED (Lot 1 / 2) - 19 / 11.4

REQUIRED REAR YARD
REQUIRED - 50 ft.

PROPOSED (Lot 1 / 2) - 5.3* / 46.8*

REQUESTED (Lot 1 / 2) - 44.7 / 3.2

REQUIRED FRONTAGE
REQUIRED - 70 ft.

PROPOSED (Lot 1 / 2) - 60 / 150

REQUESTED (Lot 1 / 2) - 10 / 0

MIN. LIVABLE AREA
REQUIRED - 1200 sf

PROPOSED (Lot 1 / 2) - 1480 / 1160*

REQUESTED (Lot 1 / 2) - 0 / 40

State of New York

County of Orange, ss:

Kathleen O'Brien 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, 1 time (s) commencing on

the 25th day of May A.D., 2007 and ending on the 25th day of May A.D. 2007

Kathleen O'Brien

Subscribed and shown to before me this 22nd day of June, 2007.

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, 2011

My commission expires _____.

April 23, 2007

18

3

LOMBARDI/VINCENZO_(07-15)

MR. KANE: Request numerous variances for the proposed subdivision of an existing lot with two existing single family residences on one lot all at Bradford and Lawrence Avenue in an R-4 zone.

MR. VINCENZO: Phil Vincenzo. Basically, this shows the area of concern, we're going to break down the house, this is the subject area and all these lots that are penciled in are all going to be within the size that we're proposing to split. And if you see on the survey here these, the two houses already pre-exist and this makes it more conforming to the area, the sizes of the lots that these are going to be on the houses kind of like fit in the area pretty well and all the lots after broken down are going to be the same size as all those lots that are all pinked in.

MR. KANE: How long have the homes been existing?

MR. VINCENZO: One home's been existing probably since the '50s, the other one is a re-modeled existing house is the one in the picture right here, this was a small little house that's been re-modeled, obviously it's all brand new.

MR. KANE: Remodeled but there was a home there?

MR. VINCENZO: There was a small home there, it was--

MR. KANE: Since approximately?

MR. VINCENZO: The same as the other one.

MR. KANE: So both around the '50s?

MR. VINCENZO: Right.

MR. KANE: Both used as single family homes during that

April 23, 2007

19

whole time?

MR. VINCENZO: Yes.

MR. KANE: To your knowledge, any complaints formally or informally?

MR. VINCENZO: Not to my knowledge.

MR. KANE: No easements running through the area?

MR. VINCENZO: When I came to the planning board the parties that came there were concerned, were pretty all for it.

MR. KANE: Yeah, no, actually looks like a good thing. Certain questions we still have to ask. That's about all I got, any further questions?

MS. LOCEY: What's this house, the neighbor's?

MR. VINCENZO: No, that's the other house, that's the one house and the other house in the back.

MS. LOCEY: So what are these?

MR. VINCENZO: These are two lots and it's going to be split right down the middle, one house going here almost on the road, the other house is back here, as you can see if you look at the pictures just looks like it should be split.

MS. LOCEY: Yeah, you're right.

MR. VINCENZO: This is the house over on this side over here.

MS. LOCEY: What's this?

MR. VINCENZO: This is the garage that goes behind this

April 23, 2007

20

house.

MS. LOCEY: Okay.

MR. KANE: I'll accept a motion if there's no further questions.

MR. LUNDSTROM: I will offer a motion that the application for Mr. Frank Lombardi and Mr. Phil Vincenzo, 361 Oak Drive, New Windsor and the application brought before the ZBA lot proceed to a public hearing.

MS. LOCEY: Second it.

ROLL CALL

MR. LUNDSTROM	AYE
MS. LOCEY	AYE
MR. KANE	AYE

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 04-20-07

FOR: 07-15 ESCROW

FROM:
**Frank Lombardi &
Philip S. Vincenzo
361 Oak Drive
New Windsor, NY 12553**

CHECK FROM:
SAME

CHECK NUMBER: 589

TELEPHONE: 629-1301

AMOUNT: 300.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

4/27/07

DATE

PLEASE RETURN ONE SIGNED COPY TO MYRA FOR FILING

THANK YOU

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

RECEIPT
#282-2007

04/23/2007

Lombardi, Frank

Received \$ 50.00 for Zoning Board Fees, on 04/23/2007. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

ZBA# 07-15 application

RESULTS OF Z.B.A. MEETING OF: June 11, 2007

PROJECT: Lombardi / Vincenzo ZBA # 07-15
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) _____ S) _____ VOTE: A _____ N _____

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED: M) LO S) LU VOTE: A 4 N 0.

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

CARRIED: Y N _____

Large empty rectangular box for additional notes or signatures.

June 11, 2007

TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

PUBLIC HEARING FOR: June 11, 2007

~~DATE:~~ Lombardi - Vincenzo

SIGN-IN SHEET

	NAME	ADDRESS	PHONE NUMBER
1.	<u>Valerie Robinson</u>	<u>Merline Ave.</u>	
2.	<u>Jack Babcock</u>	<u>12 Starcke Ave.</u>	
3.			
4.			
5.			
6.			
7.			
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9.			
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11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			



COUNTY OF ORANGE

EDWARD A. DIANA
COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

124 MAIN STREET
GOSHEN, NEW YORK 10924-2124
TEL: (845)291-2318 FAX: (845)291-2533
www.orangecountygov.com/planning

DAVID CHURCH, A.I.C.P.
COMMISSIONER

ORANGE COUNTY DEPARTMENT OF PLANNING
239 L, M OR N REPORT

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by: Town of New Windsor
Zoning Board of Appeals

Reference/County ID No.: NWT15-07M
County Tax ID: S13 B12 L10

Applicant: Frank Lombardi & Philip S. Vincenzo

Proposed Action: Area Variance for various site features for a two-lot subdivision

Reason for Review: Non-Mandatory

Comments:

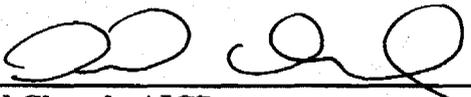
1. The applicant seeks area variances to allow two existing single-family homes that do not meet minimum lot size, lot width, required front yard (Lot 2), side yard, total side yard, rear yard, lot frontage (Lot 1), minimum livable area (Lot 2) and developmental coverage, in an R-4 Suburban Residential zoning district.
2. Although this request has no countywide or inter-municipal impact this Department reminds the ZBA to grant only the minimum variance deemed necessary and adequate to remedy the difficulty imposed by the dimensional requirements of the Town of New Windsor.

County Recommendation:

Local Determination XXXX

Date: May 22, 2007

Prepared by: Atticus Lanigan, Planner



David Church, AICP
Commissioner of Planning

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. (07-15)

Request of LOMBARDI/VINCENZO

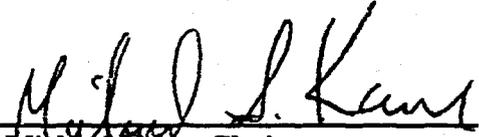
for a VARIANCE of the Zoning Local Law to Permit:

1. Request for:

	REQUIRED	PROPOSED Lot 1 / 2	REQUESTED Lot 1 / 2
MIN. LOT AREA	43,560 sf	6000 / 5000	37560 / 38560
MIN. LOT WIDTH	125 ft.	60 / 50	65 / 75
REQUIRED FRONT YARD	45 ft.	50.8 / 23.4*	0 / 21.6
REQUIRED SIDE YARD	20 ft.	3.9 * / -2.7 *	16.1 / 20
REQUIRED TOTAL SIDE YARD	40 ft.	21 / 28.6	19 / 11.4
REQUIRED REAR YARD	50 ft.	5.3 * / 46.8 *	44.7 / 3.2
REQUIRED FRONTAGE	70 ft.	60 / 150	10 / 0
MIN. LIVABLE AREA	1200 sf	1480 / 1160*	0 / 40
DEVELOPMENTAL COVERAGE	20%	38 / 37	18 / 17

For proposed subdivision of existing lot with two existing single family residences on one lot; all at Bradford & Lawrence Avenue in an R-4 Zone (13-12-10)

PUBLIC HEARING will take place on JUNE 11, 2007 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.


 Michael Kane, Chairman



1763

Town of New Windsor

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

Assessors Office

April 30, 2007

Frank Lombardi
361 Oak Dr.
New Windsor, NY 12553

Re: 13-12-10 ZBA#: 07-15 (III)

Dear Mr. Lombardi:

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 \$116.00 minus your deposit of \$25.00.

Please remit the balance of \$91.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley, IAO
Sole Assessor

JTW/rah
Attachments

CC: Myra Mason, Zoning Board

13-9-17
LAWRENCE MOWERY, JR.
6 BRADFORD AVE.
NEW WINDSOR, NY 12553

13-9-18
FREDERICK ECKERT
63 BLANCHE AVE.
NEW WINDSOR, NY 12553

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

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

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

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

13-10-11, 12
DA REALTY LLC
29 PROSPECT ST.
NEWBURGH, NY 12550

13-10-13
COSMO &
STEPHANIE YONNONE
67 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-10-14
LEROY STANFORD
53 MELROSE AVE.
NEW WINDSOR, NY 12553

13-10-15
DANIEL & MARIEN MEJIA
51 MELROSE AVE.
NEW WINDSOR, NY 12553

13-10-18
GEORGE & DONNA KIRK
45 MELROSE AVE.
NEW WINDSOR, NY 12553

13-10-20, 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, 25
EDUARDO & ROBYN RICHI
23 MELROSE AVE.
NEW WINDSOR, NY 12553

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

13-11-2
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

13-11-5
MIRA ELLEN RUMEY
C/O MIRA ELLEN BLYTHE
320 JACKSON AVE.
NEW WINDSOR, NY 12553

13-11-6
EDWIN TORRES &
MIGDALIA OQUENDO
38 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-7, 13-11-13
VAN KHOA PHAM &
ANH TRAN
44 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-8
JEFFREY & FRANCES KIRK
46 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-9
EDWARD & HELEN SIMANOSKI
56 MELROSE AVE.
NEW WINDSOR, NY 12553

13-11-10
LAWRENCE AVE PROPERTIES
63 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-11-11
LAWRENCE AVE. PROPERTIES
593 LAKESIDE RD.
NEWBURGH, NY 12550

13-11-14
ANN MALINOWSKI &
JOHN RYMASZEWSKI
39 LAWRENCE AVE.
NEW WINDSOR, NY 12553

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

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

13-12-1
JEFFREY MCCURRY
19 MERLINE AVE.
NEW WINDSOR, NY 12553

13-12-2
DISABLED AMERICAN VET.
C/O T. D. PETERKIN POST 152
30 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-12-3
BRETT CUNNINGHAM
36 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-12-4
MITCHELL EVETT
29 HOLLY HILL DR.
WINGDALE, NY 12594

13-12-5
CARLOS &
CHRISTINA NIEVES
44 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-12-8
MICHAEL KAGAN
46 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-12-11
ABIE & MARIA COLON
57 MERILINE AVE.
NEW WINDSOR, NY 12553

13-12-12
ROSE PIPERATO &
LUCY & JOSEPHINE YONNONE
613 GIDNEY AVE.
NEWBURGH, NY 12550

13-12-13
VALARIE ROBINSON
47 MERILINE AVE.
NEW WINDSOR, NY 12553

13-12-14.1
JUDITH MCERLEANE
45 MERILINE AVE.
NEW WINDSOR, NY 12553

13-12-14.2
TIBERIO CORRIERI
41 MERILINE AVE.
NEW WINDSOR, NY 12553

13-12-15
HAZELTON & ANNA KERR
37 MERILINE AVE.
NEW WINDSOR, NY 12553

13-12-16
JAMES & ROSE SEARS
35 MERILINE AVE.
NEW WINDSOR, NY 12553

13-12-18
NORTH PLANK DEV.CO.LLC
5020 RTE. 9W
NEWBURGH, NY 12550

13-12-19
NICHOLAS & JEAN GARZIONE
27 MERILINE AVE.
NEW WINDSOR, NY 12553

13-12-20
KATALIN TOLNAI
25 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-1
ALFRED CRUDELE
37 CLANCY AVE.
NEW WINDSOR, NY 12553

13-13-2
NURAT YUCEL
22 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-3.1
CHARLES & FANNY DAVIS
30 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-4.1
BYRON & MARY HULSE
34 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-5
EVERETT & MARY SMITH
36 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-6, 7
GERALD GILLISPIE &
JOAN LIVINGSTON
38 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-9
FRANKLIN ALBRIGHT &
CARMEN DAUMAN
42 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-11
GEORGE & SHIELA MANNING
46 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-12
JERRY STUIT
48 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-13
DENNIS & JOAN MAHER
54 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-14
KRISTINA & MICHAEL PAZ
60 MERILINE AVE.
NEW WINDSOR, NY 12553

13-13-15, 16
WILLIAM &
JODI MCDONOUGH
41 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-13-18.1
MICHAEL MALLORY &
JINKIE J. HAGGETT BAUTISTA
39 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-13-20
MIGUEL & MARIA CRUZ
31 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-13-21
ADAN & MICHELLE GOMEZ
27 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-13-22
SCOTT POTTER
23 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-13-23
ANN HILL
13 MYRTLE AVE.
NEW WINDSOR, NY 12553

13-13-24
ALFRED CRUDELE
37 CLANCY AVE.
NEW WINDSOR, NY 12553

15-2-2.1
JOHN JESEK &
CHRISTOPHER VARGO
26 HARDIE ST.
VERPLANK, NY 10596

15-2-4
VINCENT &
COLLEEN WHITE
72 MYRTLE AVE.
NEW WINDSOR, NY 12533

15-2-6
KEITH FRIEDMAN
74 MYRTLE AVE.
NEW WINDSOR, NY 12553

15-4-1
DANIEL &
DOLORES DELICIO
MYRTLE AVE.
NEW WINDSOR, NY 12553

15-4-2
ANNE CORSO
37 BRADFORD AVE.
NEW WINDSOR, NY 12553

15-4-3
ERICA GRASSI
64 MERILINE AVE.
NEW WINDSOR, NY 12553

15-4-4
DEREK CRAWFORD
70 MERILINE AVE.
NEW WINDSOR, NY 12553

15-4-5
DAVID YONNONE
74 MERILINE AVE.
NEW WINDSOR, NY 12553

15-4-6
MICHAEL &
SHARON ALEXANDER
80 MERILINE AVE.
NEW WINDSOR, NY 12553

15-4-7
ANNA, COSMO, DAVID, &
VINCENT YONNONE
82 MERILINE AVE.
NEW WINDSOR, NY 12553

15-4-8
RONALD &
LARI-SUE MCDERMOTT
88 MERILINE AVE.
NEW WINDSOR, NY 12553

15-4-10
ROSE GILFEATHER
90 MERILINE AVE.
NEW WINDSOR, NY 12553

15-4-11
MARGARET, CAROLINE &
FRANK KOMAR
96 MERILINE AVE.
NEW WINDSOR, NY 12553

15-4-29
ARTHUR & CLARA MOTT
91 MYRTLE AVE.
NEW WINDSOR, NY 12553

15-4-30
MICHAEL & ROBERTA KROK
81 MYRTLE AVE.
NEW WINDSOR, NY 12553

15-4-31
COSMO &
STEPHANIE YONNONE
67 MYRTLE AVE.
NEW WINDSOR, NY 12553

15-4-32
VINCENT YONNONE
63 MYRTLE AVE.
NEW WINDSOR, NY 12553

15-4-33
T. MONAGHAN & M. COLLINS
C/O FRANCES LINTON
59 MYRTLE AVE.
NEW WINDSOR, NY 12553

15-6-1
MANUEL DOMINGUEZ
29 BRADFORD AVE.
NEW WINDSOR, NY 12553

15-6-2
GREGORY GREINER
70 LAWRENCE AVE.
NEW WINDSOR, NY 12553

15-6-3
ANGEL & MARICELA GUEVARA
74 LAWRENCE AVE.
NEW WINDSOR, NY 12553

15-6-4
WILLIAM OLIVER
1741 STATE ROUTE 32
MODENA, NY 12543

15-6-6,10
MICHELLE ROACH
84 LAWRENCE AVE.
NEW WINDSOR, NY 12553

15-6-11.1
ALCIDES &
ALEXANDRA BLANCO
87 MERILINE AVE.
NEW WINDSOR, NY 12553

15-6-12.1
DANTE & AMY DICHIARO
81 MERILINE AVE.
NEW WINDSOR, NY 12553

15-6-13
VICTORIA COSTELLO
77 MERILINE AVE.
NEW WINDSOR, NY 12553

15-6-14
DIANE BERARDINELLI
73 MERILINE AVE.
NEW WINDSOR, NY 12553



15-7-1, 15-7-11, 12
LAWRENCE AVE. PROPERTIES
593 LAKESIDE RD.
NEWBURGH, NY 12550

15-8-3
ESTELLE WARREN
100 BLANCHE AVE.
NEW WINDSOR, NY 12553

13-14-12, 13, 14, 15, 16, 17
VINCENT YONNONE
63 MYRTLE AVE.
NEW WINDSOR, NY 12553

15-7-2
SUSAN & DOUGLAS OLYMPIA
58 MELROSE AVE.
NEW WINDSOR, NY 12553

15-8-4, 5, 6, 7,
CHARLES & JANE BARANSKI
106 BLANCHE AVE.
NEW WINDSOR, NY 12553

15-7-3, 15-7-10
WILLIAM & MARIE D'AMICO
73 LAWRENCE AVE.
NEW WINDSOR, NY 12553

15-8-13, 231
LORETTA MCARDLE
77 MELROSE AVE.
NEW WINDSOR, NY 12553

15-7-4
ALFRED CRUDELE, JR.
68 MELROSE AVE.
NEW WINDSOR, NY 12553

15-8-14
ALFRED & ESTELLE ORTENZO
75 MELROSE AVE.
NEW WINDSOR, NY 12553

15-7-5
ROSENDO MOSSO
76 MELROSE AVE.
NEW WINDSOR, NY 12553

15-8-15
WILLIAM & CAROL HOYER
71 MELROSE AVE.
NEW WINDSOR, NY 12553

15-7-6
DANIEL GREEN
17 GOODMAN AVE.
NEW WINDSOR, NY 12553

15-8-16.2
ANTHONY &
DOLORES GERBES
69 MELROSE AVE.
NEW WINDSOR, NY 12553

15-7-8
STANLEY J. FORMAL, JR.
C/O MARTHA FORMAL
205 QUASSAICK AVE.
NEW WINDSOR, NY 12553

15-8-18.2
MARTIN & KRISTINE COHEN
59 MELROSE AVE.
NEW WINDSOR, NY 12553

15-7-9
PATRICIA MENDEZ
77 LAWRENCE AVE.
NEW WINDSOR, NY 12553

13-14-6.1
GASPER &
ELIZABETH CANGELOSE
20 MYRTLE AVE.
NEW WINDSOR, NY 12553

15-8-1
DENNIS & BARBARA RUSSELL
55 MELROSE AVE.
NEW WINDSOR, NY 12553

13-14-9
CARL &
GWENDOLYNE CARLSON
26 MYRTLE AVE.
NEW WINDSOR, NY 12553

15-8-2
RENATO &
CATERINA FACCHIN
9 BRADFORD AVE.
NEW WINDSOR, NY 12553

13-14-11, 18
EDWARD MAKAREWIEZ
19 CHERRY AVE.
NEW WINDSOR, NY 12553

RESULTS OF Z.B.A. MEETING OF: April 23, 2007

PROJECT: Lombardi - Bradford ZBA # 07-15
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) Lu S) Lo VOTE: A 3 N 0

GANN _____
LUNDSTROM A
LOCEY A
TORPEY _____
KANE A

CARRIED: Y N _____

PUBLIC HEARING: STATEMENT OF MAILING READ INTO MINUTES _____

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

GANN _____
LUNDSTROM _____
LOCEY _____
TORPEY _____
KANE _____

CARRIED: Y _____ N _____

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

April 23, 2007 Agenda



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS



APPLICATION FOR VARIANCE

3-21-07

Date

Application Type: Use Variance Area Variance
Sign Variance Interpretation

I. **Owner Information:** Phone Number: (845) 629-1301
Frank Lombardi / Philip Vincenzo Fax Number: (845) 496-9707
(Name)
60 Lawrence Ave New Windsor NY
(Address)

II. **Applicant:** Frank Lombardi Phone Number: (845) 629-1301
(Name) Fax Number: ()
361 OAK Drive New Windsor NY
(Address)

III. **Forwarding Address, if any, for return of escrow:** Phone Number: (845) 629-1301
Frank Lombardi Fax Number: (845) 496-9707
(Name)
361 OAK Drive New Windsor NY 12553
(Address)

IV. **Contractor/Engineer/Architect/Surveyor/:** Phone Number ()
Fax Number: ()

(Name)

(Address)

V. **Property Information:**

Zone: R-4 Property Address in Question: 56-60 Lawrence Ave
Lot Size: 100x110 Tax Map Number: Section: 13 Block 12 Lot: 10
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? 7-06
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? _____
f. Is there any outside storage at the property now or is any proposed? NO

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

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

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

APPLICATION FOR VARIANCE - continued

VIII. AREA VARIANCE: (This information will be on your Building Department Disapproval form you receive)

Area Variance requested from New Windsor Zoning Local Law,

	Requirements	Proposed or Available		Variance Request	
		Lot 1	Lot 2	Lot 1	Lot 2
Min. Lot Area	43,560 sf	6000	5000	37560	38560
Min. Lot Width	125 ft	60	50	65	75
Reqd. Front Yd.	45 ft	50.8	23.4	0	21.6
Reqd. Side Yd.	20 ft	3.9	-2.7	16.1	20
Reqd. Rear Yd.	50 ft	5.3	46.8	44.7	3.2
Reqd. St Front*	70 ft	60	150	10	0
Max. Bldg. Hgt.	35 ft	23	20	0	0
Min. Floor Area*	1200 sf	148	1160	0	40
Dev. Coverage*	20%	38	37	18	17
Floor Area Ratio**	N/A		NA		NA
Parking Area	2 sp	2	12	0	0

*Residential Districts Only

**Non-Residential Districts Only

PLEASE NOTE:

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

COMPLETE THIS PAGE

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

APPLICATION FOR VARIANCE - continued

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

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

This lot is Existing Non Conforming with 2 separate houses on it. If the Application is granted, this will provide TWO separate and distinct 1 Family Residence's A) Bringing the town tax base up B) there will be two individual homeowners and no renters maintaining the properties there will be NO negative impact on the neighborhood

PLEASE NOTE:

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

XII. ADDITIONAL COMMENTS:

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

XIII. ATTACHMENTS REQUIRED:

4 Copies →

- 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:

21 day of March 2007.

LEONARD CURCIO
 NOTARY PUBLIC, State of New York
 Reg. No. 5045490
 Appointed in Orange County
 Commission Expires June 20 07

Signature and Stamp of Notary

Leonard Curcio

PLEASE NOTE:

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

Frank Lombardi
 Owner's Signature (Notarized)

Frank Lombardi
 Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PROJECT I.D. NUMBER

617.21

SEQR

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 Frank Lombardi	2. PROJECT NAME Lombardi / Vincenzo
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>56 60-Lawrence Ave New Windsor NY 12553</u> <u>Lawrence + Bradford Aves</u>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>Subdivision of one lot into two.</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>.25</u> acres Ultimately <u>.25/2</u> 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 <u>DRK usage Req.</u>	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals <u>Town of New Windsor</u>	
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 name and permit/approval	
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: <u>Frank Lombardi</u>	Date: <u>3/2/07</u>
Signature: <u>[Signature]</u>	

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

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? 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 patterns, 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. 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.

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

 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)

 Date

4/23



TOWN OF NEW WINDSOR

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



ZONING BOARD PROCEDURES

PLEASE READ AND COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION (LOOK FOR HIGHLIGHT IN BOX IN LOWER RIGHT CORNER OF EACH PAGE) AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

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

MULTI-FAMILY: (Three Separate Checks Please)

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

COMMERCIAL: (Three Separate Checks Please)

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

INTERPRETATION: (Three Separate Checks Please)

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

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

*

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

**

LIST OF PROPERTY OWNERS WITHIN 500 FT. RADIUS OF PROPERTY IN QUESTION:

APPROXIMATE COST FOR PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES IS \$1.00 EA. ADDITIONAL NAME

07-15

PUBLIC HEARING LIST OF PROPERTY OWNERS

1. UPON RECEIPT OF ALL APPLICABLE CHECKS AND PAPERWORK, YOUR APPLICATION WILL BE PROCESSED AND YOUR \$25.00 DEPOSIT WILL BE SENT TO THE ASSESSOR'S OFFICE TO ORDER YOUR LIST OF PROPERTY OWNERS WITHIN 500 FEET. **(NOTE: YOU DO NOT NEED THIS LIST OR THE ENVELOPES FOR YOUR FIRST (PRELIMINARY) MEETING. Please do not call the Assessor's Office looking for your list – they will contact you when it is ready or if necessary, call Myra at 845-563-4615.**
2. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR PUBLIC HEARING LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THE LIST WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE). BRING ENOUGH ENVELOPES PREPARED WITH **YOUR** RETURN ADDRESS AND A REGULAR \$.39 STAMP WITH YOU....**YOUR PUBLIC HEARING DATE WILL BE SET AT THIS TIME.**
3. WHEN YOU COME IN TO PICK UP YOUR LIST, **ALLOW YOURSELF ENOUGH TIME TO FINISH PREPARING THE MAILINGS HERE AT THE TOWN HALL.** YOU WILL BE GIVEN ENOUGH **"NOTICES OF PUBLIC HEARING"** TO PUT ONE IN EACH ENVELOPE AND SEAL IT. (It may be easier for you if you bring self-sealing envelopes.)
4. **BRING THE COMPLETED ENVELOPES TO THE ZONING BOARD SECRETARY FOR MAILING. BY DOING IT THIS WAY, WE AVOID HAVING TO SEND EACH ENVELOPE "CERTIFIED MAIL" WHICH IS VERY COSTLY.**

NOTE:

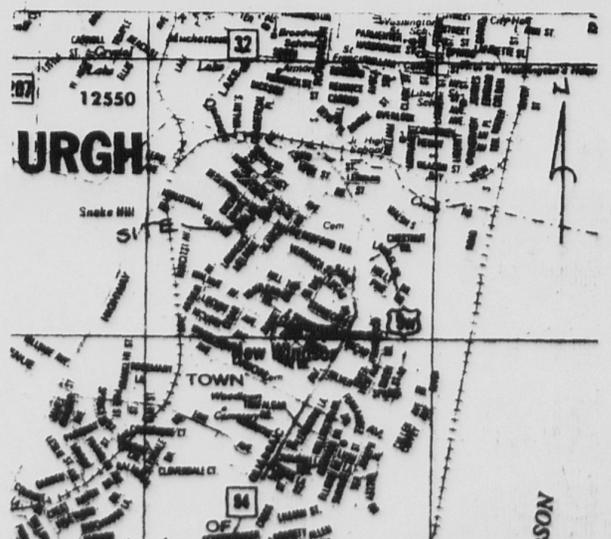
THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE.

NOTES:

- PARCEL I.D. NO: 13-12-10
- TOTAL AREA: 0.25 ACRE (11000^{sq}ft)
- ZONING: R4
- BULK REQUIREMENTS CHART:

OWNERS/APPLICANTS:
 FRANK LOMBARDI & PHILIP VINCENZO
 361 OAK DRIVE
 NEW WINDSOR, NEW YORK, 12553
 DEED LIBER, 12168, CP 1260

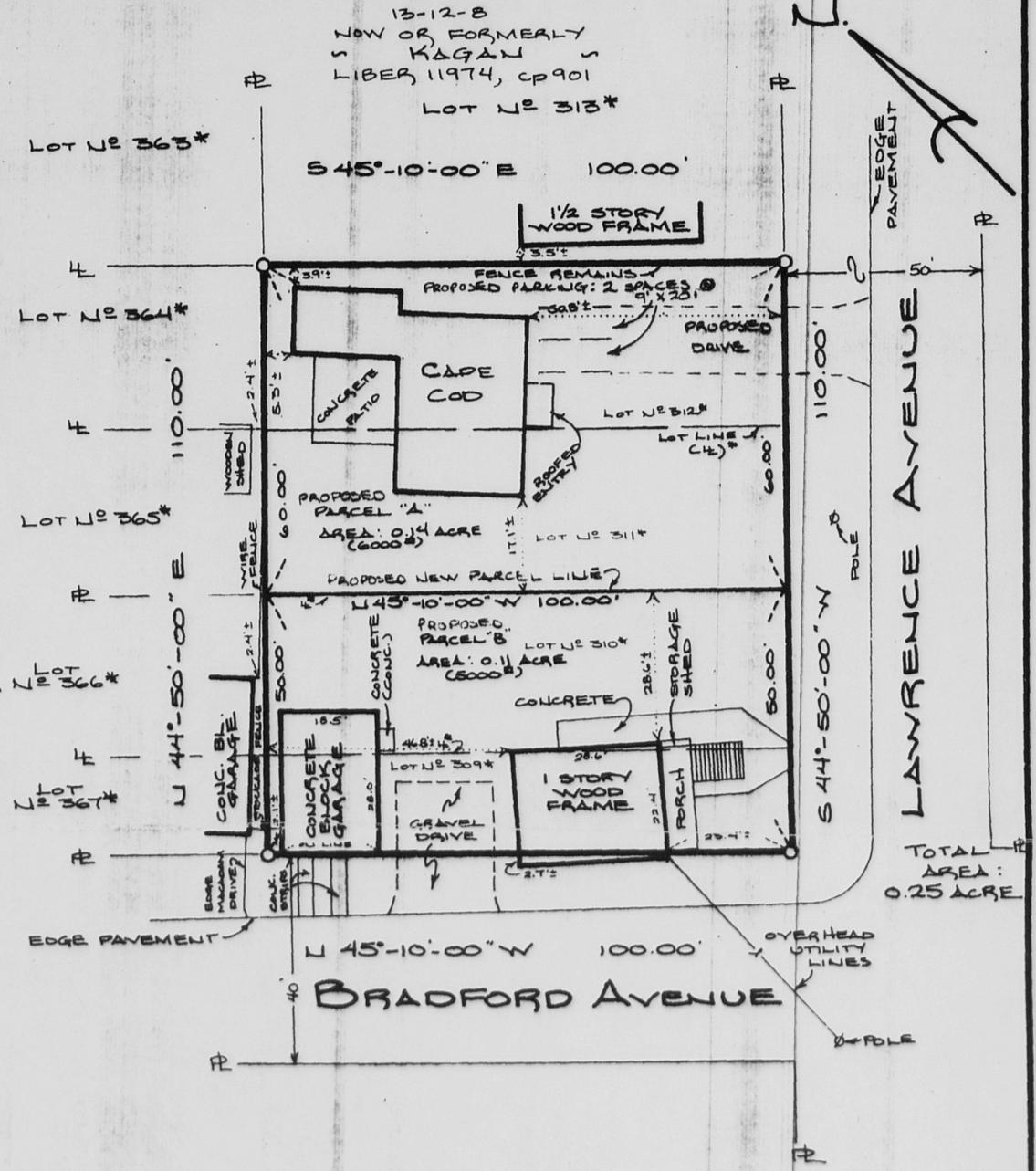
REQUIRED	PARCEL "A"	PARCEL "B"
MINIMUM LOT AREA: 1 ACRE (43560 ^{sq} ft)	0.14 A. (6000 ^{sq} ft)	0.11 A. (5000 ^{sq} ft)
MINIMUM LOT WIDTH: 125'	60'	50'
MINIMUM ROAD FRONTAGE: 70'	60'	100' ± 50'
MINIMUM YARDS: FRONT - 45'	50.8' ±	23.4' ±
SIDE - 20' (TOT. 40')	39.9' ± (21.0' ± TOTAL)	28.6' ± (28.6' ± TOTAL)
REAR - 50'	53' ±	46.8' ±
DWELLINGS/LOT: 1	1	1
MINIMUM LIVING SPACE/DWELLING: 1200 ^{sq} ft	1480 ^{sq} ft	1160 ^{sq} ft
MAXIMUM BUILDING HEIGHT: 35'	23'	20'
PARKING SPACES: 2 OFF-STREET/DWELLING	2	2
MAXIMUM DEVELOPMENTAL COVERAGE: 20%	38%	37%



* CITY PARK, MAP FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON 8/30/1909 AS MAP NO 647

13-12-11
 NOW OR FORMERLY COLON LIBER 4579, CP 036

13-12-12
 NOW OR FORMERLY PIPERATO & YONNONE LIBER 12138, CP 1285



OWNERS' CONSENT NOTE:

WE, _____ AND _____, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT WE ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENT TO THE TERMS AND CONDITIONS STATED HEREON, AND TO THE FILING OF THIS MAP IN THE ORANGE COUNTY CLERK'S OFFICE.

 SIGNATURE DATE

 SIGNATURE DATE

PROPOSED LOMBARDI-VINCENZO SUBDIVISION

TOWN OF NEW WINDSOR
 SCALE: 1" = 20'

ORANGE COUNTY, N.Y.
 JANUARY 22, 1997
 REDATED: 11/27/2006
 REDATED: 1/11/07
 REDATED: 1/18/07



SURVEYOR'S NOTE:
 I HEREBY CERTIFY THAT THIS SUBDIVISION PLAN WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME ON 1/21/1997 AND UPDATED BY ME ON 11/25/2006.

PREPARED BY:
J. WILLIAM KOMISAR, L.L.S.
 504 HAIGHT AVENUE
 Poughkeepsie, New York, 12603
 (845) 485-2626

TOWN OF NEW WINDSOR
 PLANNING BOARD APPROVAL:

11597