

ZB# 81-18

John & Suzanne Bonagur

75-1-21

81-18 - Bonagur, John & Suzanne - rear yard variance

Public Hearing: 9/14/81.

8.4 ft.

rear yard variance

Sept. 14, 1981.

Notice to Sentinel

sent on 8/11/81.

~~Final decision~~

~~needed~~

file w/ Town
Clerk.

General Receipt

4711

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

Sept. 29 19 81

Received of Suzanne Bonagur \$ 25.00

Twenty-five and 00/100 DOLLARS

For Variance application

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>25.00</u>		
<u>ck.</u>		

By Pauline G. Townsend
Town Clerk

Title

NEW WINDSOR ZONING BOARD OF APPEALS

In the Matter of the Application of
JOHN BONAGUR and SUZANNE BONAGUR.

DECISION GRANTING
AREA VARIANCE

#81-18.

WHEREAS, JOHN BONAGUR and SUZANNE BONAGUR, 44 Keats Drive, Town of New Windsor, New York, have made application before the Zoning Board of Appeals for an area variance for construction of an addition to their residence located in an R-4 (residential) zone; and

WHEREAS, a public hearing was held on the 14th day of September, 1981 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants appeared in behalf of themselves; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The evidence shows that the applicants reside in a residential neighborhood and intend to construct an addition to the rear of their home which will extend into the rearyard of their property.
3. The evidence shows that there is no objection from the neighboring property owner which will be immediately affected.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a 8.4 ft. rear yard variance to the applicants in accordance with plans submitted at public hearing of September 14, 1981.

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 applicants.

Dated: October 26, 1981.


Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK
(914) 565-8550

September 29, 1981

Mr. and Mrs. John Bonagur
44 Keats Drive
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE BEFORE ZBA

Dear Mr. and Mrs. Bonagur:

This is to confirm that your application for a rear yard variance was granted at the September 28, 1981 meeting of the Zoning Board of Appeals.

Very truly yours,

A handwritten signature in cursive script that reads "Patricia Delio".

PATRICIA DELIO

Secretary

New Windsor Zoning Board of Appeals

/pd

cc: Town Building Inspector Collett
Town Planning Board

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
 Approved.....19.....
 Disapproved a/c.....
 Permit No.

Office of Building Inspector
 HOWARD COLLETT, Building Inspector
 Town Hall, 555 Union Avenue
 New Windsor, N. Y. 12550
 Telephone 565-8807

Refer —
 Planning Board.....
 Highway.....
 Sewer.....
 Water.....
 Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

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

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- 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.
- 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.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- 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.
- 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.

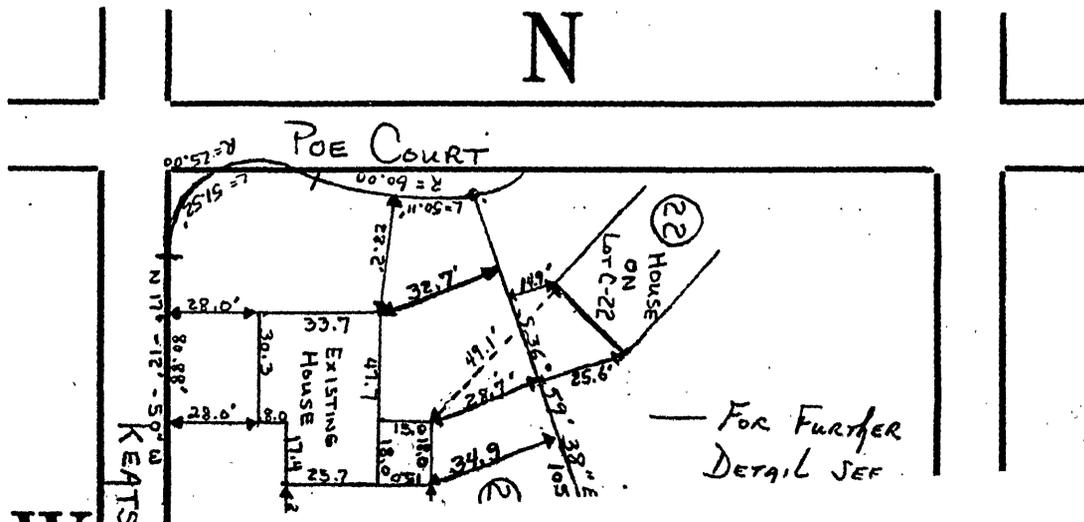
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein 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.

John Donaghy
 (Signature of Applicant)

44 Poe Court
 (Address of Applicant)
 New Windsor, N. Y. 12550

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.



INSTRUCTIONS

- a. This application must be completely filled in by typewriter or in ink and submitted in duplicate 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.

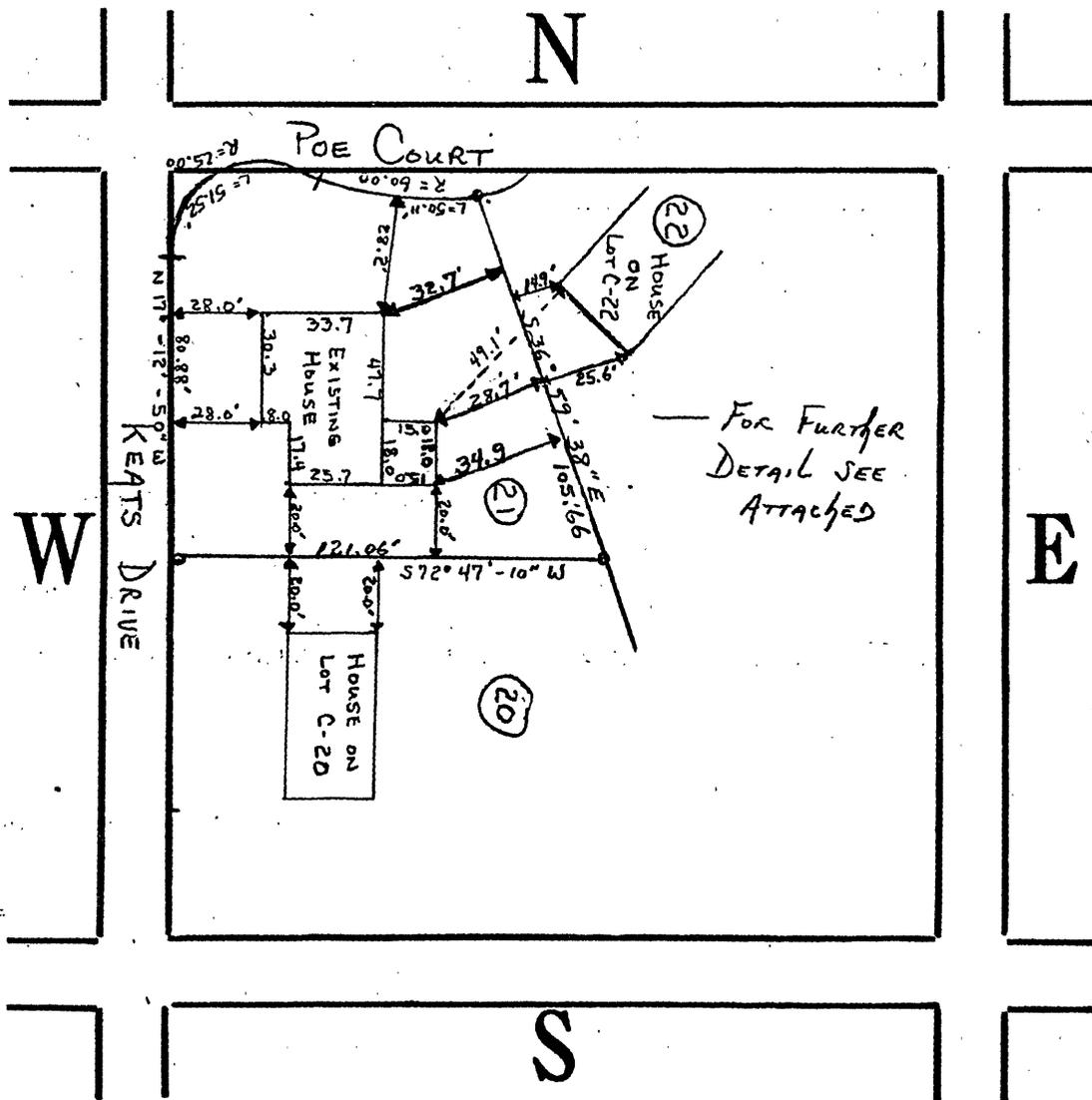
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John D. Dunbar
 (Signature of Applicant)

44 Poe Court
 (Address of Applicant)
 New Windsor, N.Y. 12550

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.



— For Further
 Detail See
 Attached

Name of Owner of Premises John F. & Suzanne E. Donaghy
 Address 44 KEATS DRIVE Phone 561-7733
 Name of Architect SAME
 Address Phone
 Name of Contractor SAME
 Address Phone
 State whether applicant is owner, lessee, agent, architect, engineer or builder: OWNER
 If applicant is a corporation, signature of duly authorized officer.

.....
 (Name and title of corporate officer)

1. On what street is property located? On the EAST side of KEATS DRIVE
 (N. S. E. or W.)
 and 0 feet from the intersection of POE COURT
2. Zone or use district in which premises are situated
3. Tax Map description of property: Section..... Block C Lot 21
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
 - a. Existing use and occupancy HOME
 - b. Intended use and occupancy HOME
5. Nature of work (check which applicable): New Building..... Addition Alteration..... Repair..... Removal.....
 Demolition..... Other.....
6. Size of lot: Front 80.88' Rear 105.66' Depth 121.00' Front Yard 28.0' Rear Yard 32.7' Side Yard 20.0'
 Is this a corner lot? YES
7. Dimensions of entire new construction: Front 18.0' Rear 18.0' Depth 15.0' Height 14.0' Number of stories 1
8. If dwelling, number of dwelling units 1 Number of dwelling units on each floor 1
 Number of bedrooms 3 Baths 1 Toilets 1
 Heating Plant: Gas Oil..... Electric...../Hot Air..... Hot Water
 If Garage, number of cars 1
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
10. Estimated cost \$3,500 Fee \$25.00
 (to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

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.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 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 underslab Plumbing.

Name of Contractor W. J. N. E......

Address..... Phone

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

If applicant is a corporation, signature of duly authorized officer.

.....
(Name and title of corporate officer)

1. On what street is property located? On the... EAST... side of... KEATS DRIVE...
(N. S. E. or W.)
and 0... feet from the intersection of... P.O.E. COURT.....

2. Zone or use district in which premises are situated

3. Tax Map description of property: Section..... Block... C..... Lot... 21.....

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

a. Existing use and occupancy .. Home..... b. Intended use and occupancy .. Home.....

5. Nature of work (check which applicable): New Building..... Addition... ... Alteration..... Repair..... Removal.....
Demolition..... Other.....

6. Size of lot: Front. 88' Rear. 105.66' Depth 121.00' Front Yard. 78.0' Rear Yard. 32.7' Side Yard. 20.0'
Is this a corner lot? YES

7. Dimensions of entire new construction: Front. 18.0' Rear. 18.0' Depth. 15.0' Height. 14.0' Number of stories... 1...

8. If dwelling, number of dwelling units... 1... Number of dwelling units on each floor... 1...
Number of bedrooms... 3... Baths... 1... Toilets... 1...
Heating Plant: Gas... ... Oil..... Electric...../Hot Air..... Hot Water... ...
If Garage, number of cars... 1...

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

10. Estimated cost \$3,500..... Fee \$25.00.....
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

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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.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 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 underslab Plumbing.
- 4-When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5-Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

(914) 565-8550

September 29, 1981

Mr. and Mrs. John Bonagur
44 Keats Drive
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE BEFORE ABA

Dear Mr. and Mrs. Bonagur:

This is to confirm that your application for a rear yard variance was granted at the September 28, 1981 meeting of the Zoning Board of Appeals.

Very truly yours,

PATRICIA DELIO
Secretary
New Windsor Zoning Board of Appeals

/pd

cc: Town Building Inspector Collett
Town Planning Board

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-18
(Number)

8/11/81
(Date)

I. Applicant information:

- (a) John & Suzanne Bonagur - 44 Keats Drive 561-7735
(Name, address and phone of Applicant) New Windsor, NY
- (b) —
(Name, address and phone of purchaser or lessee)
- (c) —
(Name, address and phone of attorney)
- (d) —
(Name, address and phone of broker)

II. Application type:

- Use variance
- Area variance
- Sign variance
- Special permit

III. Property information:

- (a) R-4 44 Keats Drive 75-1-21 132' x 121'
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? none
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 2/77
- (e) Has property been subdivided previously? no When? —
- (f) Has property been subject of variance or special permit previously? no When? —
- (g) Has an order been issued...

81-18
(Number)

8/11/81
(Date)

I. ✓ Applicant information:

- (a) John & Suzanne Bonagur - 44 Keats Drive 561-7733
(Name, address and phone of Applicant) New Windsor, NJ
- (b) —
(Name, address and phone of purchaser or lessee)
- (c) —
(Name, address and phone of attorney)
- (d) —
(Name, address and phone of broker)

II. Application type:

- Use variance
- Area variance
- Sign variance
- Special permit

III. ✓ Property information:

- (a) R-4 44 Keats Drive 75-1-21 132' x 121'
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? none
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 3/77
- (e) Has property been subdivided previously? no When? —
- (f) Has property been subject of variance or special permit previously? no When? —
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? 7/28/81. If so, when —
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. n/a.

IV. Use variance:

(a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow

(Describe proposed use)

(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table Bull., Column 8

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards _____	_____	_____
✓ Reqd. Rear Yard ^{Reqd.} <u>40 ft.</u>	<u>30' 6"</u>	<u>8.4 ft.</u>
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

* Residential districts only
** Non-residential districts only

(Describe proposed use)

(b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table Bulk., Column 8

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yard		
Reqd. Side Yards		
✓ Reqd. Rear Yard <i>Requirement: 40 ft.</i>	<u>30' 6"</u>	<u>8.4 ft.</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %	%	%
Floor Area Ratio**		

* Residential districts only
 ** Non-residential districts only

- ✓ (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

More room needed to facilitate family growth in the future.



VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

~~in the future~~
growth in the future

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Special Permit:

(a) Special permit requested under New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

(b) Describe in detail the use and structures proposed for the special permit.

VIII. 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, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Same construction as existing residence.

IX. Attachments required:

- Copy of letter of referral from Building and Zoning Inspector.
- Copy of contract of sale, lease or franchise agreement.
- Copy of tax map showing adjacent properties
- Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- Copy(ies) of sign(s) with dimensions.
- Check in amount of \$ 35.00 payable to Town of New Windsor.

N/A Photos of existing premises which show all present signs and landscaping.

(b) Describe in detail the use and structures proposed for the special permit.

VIII. 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, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

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- Copy(ies) of sign(s) with dimensions.
- Check in amount of \$ 25.00 payable to Town of New Windsor.

N/A Photos of existing premises which show all present signs and landscaping.
All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

N/A Other

X. AFFIDAVIT

Date 8/11/81

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 knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Suzanne Bonagur
(Applicant)

Sworn to before me this

11th day of August, 1981.

Patricia Delio

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1982.

XI. ZBA Action:

(a) Public Hearing date _____

(b) Variance is _____

Special Permit is _____

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

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 knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Suzanne Bonagur
(Applicant)

Sworn to before me this

11th day of August, 1981.
Patricia Delio

PATRICIA DELIO
Notary Public, State of New York
Appointed in Orange County
My Commission expires Mar. 30, 1982.

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
Special Permit is _____
- (c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

August 12, 1981

Mr. John F. Bonagur
44 Poe Court
New Windsor, N.Y.

Re: 75-1-21

Dear Mr. Bonagur:

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

The charge for this service is \$35.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

PAULA SARVIS
ASSESSOR
Town of New Windsor



1763

37

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Miuccio Charles ✓
11 San Giacomo Drive
New Windsor, N.Y.

Miller Bruce D & Mary Ellen ✓
9 San Giacomo Drive
New Windsor, N.Y.

Trotta Gerard R & Emilia ✓
438 Union Ave.
New Windsor, N.Y.

Iorio Vincent & Bettina ✓
31 Keats Drive
New Windsor, N.Y.

Tompkins Paul & Carol ✓
33 Keats Drive
New Windsor, N.Y.

Acunzo Thomas & Janice A ✓
37 Keats Drive
New Windsor, N.Y.

Weiss Harvey & Lois ✓
41 Keats Drive
New Windsor, N.Y.

Heater Richard M & Mary F ✓
43 Keats Drive
New Windsor, N.Y.

Reimer Mark A & Sheila E ✓
45 Keats Drive
New Windsor, N.Y.

Tucker Gregory R & Susan ✓
51 Keats Drive
New Windsor, N.Y.

Zielinski Stanley & Halina ✓
53 Keats Drive
New Windsor, N.Y.

Sacco Dennis A & Madelyn ✓
55 Keats Drive
New Windsor, N.Y.

Zielinski Lech & Jolanta ✓
57 Keats Drive
New Windsor, N.Y.

Jordan John B & Lois A ✓
207 Melville Drive
New Windsor, N.Y.

Dietz John P & Eileen ✓
205 Melville Drive
New Windsor, N.Y.

Casale Emil A & Regina L ✓
203 Melville Drive
New Windsor, N.Y.

See Douglas F & Elizabeth A ✓
201 Melville Drive
New Windsor, N.Y.

Sullivan William J Jr & Patricia I ✓
302 Stephenson Lane
New Windsor, N.Y.

Ullengren Walter & Diane ✓
304 Stephenson Lane
New Windsor, N.Y.

Board of Cooperative Education Services ✓
Montgomery, N.Y. 12549

Warmers Frederick J ✓
PO Box 148
Newburgh, N.Y. 12550

Gutheil Douglas E & Roasemary E ✓
446 Union Ave.
New Windsor, N.Y.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Morales Felipe & Laura E ✓
32 Keats Drive
New Windsor, N.Y. 12550

Perez Carlos & Vivian ✓
34 Keats Drive
New Windsor, N.Y.

Berardinelli Louis A & ✓
Diane
36 Keats Drive
New Windsor, N.Y.

Cuomo Paul V & Jacqueline L ✓
38 Keats Drive
New Windsor, N.Y.

Rusnak John J & Maureen ✓
40 Keats Drive
New Windsor, N.Y.

Karp Leonard A & Linda B ✓
42 Keats Drive
New Windsor, N.Y.

Ackerman Scott ✓
Tantillo Linda
46 Poe Court
New Windsor, N.Y.

Inbro Homes Inc ✓
2375 Hudson Terrace
Fort Lee, N.J. 07024

Chacon Jorge R & Myriam ✓
52 Keats Drive
New Windsor, N.Y.

✓ Hinspeter Timothy Jr. & Patricia
Crapanzano Anthony & Anna
202 Melville Drive
New Windsor, N.Y.

Buconjic Marijan & Alojzija ✓
204 Melville Drive
New Windsor, N.Y.

Shankman Harvey & Marcia ✓
206 Melville Drive
New Windsor, N.Y.

Arteaga Victor & Joann ✓
208 Melville Drive
New Windsor, N.Y.

Pietraszewski Peter & Patricia ✓
210 Melville Drive
New Windsor, N.Y.

Herrman William V & Enid H ✓
23 San Giacomo Drive
New Windsor, N.Y.

Mc Cormack Kevin J & Joann B ✓
21 San Giacomo Drive
New Windsor, N.Y.

Awshee Matthew & Milica ✓
19 San Giacomo Drive
New Windsor, N.Y.

Elias Antonio P & Gladys ✓
17 San Giacomo Drive
New Windsor, N.Y.

Hart Raymond & Mary ✓
15 San Giacomo Drive
New Windsor, N.Y.

Bernstein Ilene ✓
13 San Giacomo Drive
New Windsor, N.Y.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor
Paula King
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Warmers Frederic J ✓ X
Trustee For:
Antonia Warmers &
Virginia Sturrup &
Albert Sturrup 3
Daniel Sturrup &
Dolores Von Gerichon
PO Box 148
Newburgh, N.Y. 12550

Town of New Windsor ✓ X
555 Union Ave.
New Windsor, N.Y.

ZONING BOARD OF APPEALS

September 28, 1981

Regular Meeting:

Agenda: 7:30 p.m. - Roll Call

60.00

Motion to accept minutes of special meeting of 9/22/81.

PRELIMINARY MEETINGS:

1. WOODBURY TRUCK REPAIR, INC. - Mr. Leumbruno requesting repair garage to be located on Mertes Lane - garage not permitted in PI zone (only in NC by special permit of ZBA). Al Barr appearing.
2. SAM ARMSTRONG - Request to construct dwelling (one-family residential) on Riley Road - area variances required: rear and front yard. (32 ft. rear yard required and 5 ft. front yard required).
3. MANS, CASEY - Request for sideyard variance to construct a warehouse to be located on Route 32 (Honda), Planned Industrial zone.

PUBLIC HEARING:

- 8 p.m. - BONAGUR, SUZANNE and JOHN - request for area variance to construct addition to home located at 44 Keats Drive. (rear yard needed.)

Pat 565-8550 (0)
562-7107 (h)

NEW WINDSOR ZONING BOARD OF APPEALS
Special Session
September 21, 1981

MEMBERS PRESENT: Richard Fenwick, Chairman
Dan Konkol, V. Chairman
Joseph Skopin
Jack Babcock
Vincent Bivona
John Pagano

MEMBERS ABSENT: James Nugent

ALSO PRESENT: Andrew S. Krieger, Esq.
Board Attorney
Patricia Delio, Secretary

The September 21, 1981 special session was called to order by Chairman Richard Fenwick at 7:30 p.m. Secretary called the roll.

Motion followed by Dan Konkol, seconded by Jack Babcock, to accept the minutes of the August 10, 1981 meeting as written.

ROLL CALL: Mr. Bivona - Yes
Mr. Babcock - Yes
Mr. Skopin - Yes
Mr. Konkol - Yes
Mr. Fenwick - Yes

Motion carried 5-0.

* * * * *

Preliminary Meeting:

Daniel J. Bloom, Esq., attorney, located on Blooming Grove Tpk., New Windsor, N. Y., appeared before the ZBA with proposed applicants, Dr. Surendra Sharma and Dr. Rita Sharma, both of New Windsor. Mr. Bloom stated that applicants, Sharma, are proposing a physician's office to be located at 261 Union Avenue, New Windsor, in an R-4, residential zone. The doctors do not intend to reside at this location. The residence is owned by the Workman Estate. Since this is a residential zone, a use variance is required.

Mr. Bloom elaborated that all parking would be to the rear and side of premises with ingress and egress to Oak Street, not Union Avenue. Mr. Bloom added that the residence has been for sale for approximately 5 months and no one is interested in the property as a residence.

September 21, 1981

Mr. Lofstrom stated that no outside structural changes will take place, and no actual interior changes will be made except for removal of the lifts. He added that there will be no automotive repair work done on premises; just gasoline and food sales. Mr. Lofstrom stated that there is an extensive leak-detection system being installed at this time to comply with the new Chemical and Hydrocarbon Spills Local Law. There will be no increase in signage in the area of the proposed store. Hours of operation are proposed from 6 a.m. to midnight, 7 days per week.

After lengthy questioning, motion was made by Jack Babcock, seconded by Vincent Bivona, to schedule a public hearing on this matter upon the return of the completed paperwork.

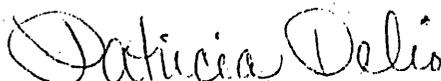
ROLL CALL:	Mr. Pagano	- Abstaining (Texaco is
	Mr. Bivona	- Yes customer)
	Mr. Babcock	- Yes
	Mr. Skopin	- Yes
	Mr. Konkol	- Yes
	Mr. Fenwick	- Yes

Motion carried 5 ayes - 1 abstention.

* * * * *

Having no further business scheduled for this meeting, motion was made by Joseph Skopin, seconded by John Pagano, to adjourn. Motion carried 6-0. Meeting adjourned.

Respectfully submitted,



PATRICIA DELIO, Secretary

PUBLIC NOTICE OF HEARING BEFORE
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 pursuant to Section 48-33A of the Zoning Ordinance on the following proposition:

Appeal No. 18

Request of JOHN and SUZANNE BONAGUR

for a VARIANCE ~~SPECIAL PERMIT~~ of the regulations of the Zoning Ordinance to permit insufficient rear yard

being a VARIANCE ~~SPECIAL PERMIT~~ of Section 48-12 - Table of Bulk Regs. - Col. 8 for property situated as follows:

44 Keats Drive, Town of New Windsor, New York.

SAID HEARING will take place on the 14th day of September, 1981, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 8 o'clock P. M.

RICHARD FENWICK
Chairman

81-18

(2)

Aug. 10th ?
7:30 p.m.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

561-7733

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date July 28, 1981

To JOHN + SUZANNE E. BONACUR

44 KEATS DR.

NW

PLEASE TAKE NOTICE that your application dated July 25, 1981

for permit to REAR ADDITION

at the premises located at 44 KEATS DRIVE

is returned herewith and disapproved on the following grounds:

INSUFFICIENT REAR YARD

PROPOSED REAR YARD 30'6"

REQUIRED " " 40'

Howard R. Covert
Building Inspector