

**ZB# 85-10**

**Roberto Minuta**

**44-1-23.1**

#85-10 - Minuta Roberto  
(front yard variance)

Prelim. meeting:  
2/25/85.

Public Hearing:  
3/1/85 -

Notice to Sentinel  
on 2/26/84 delivered

✓ OCPD ~~to be~~ notified  
2/27/85

Pat: Collect \$25.00  
Decision Needed.

Area Variance  
Granted on 3/25/85.

# General Receipt

6349

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

March 28, 1985

Received of Roberto Minuto \$ 25.00

Twenty-five and 00/100 DOLLARS

For Zoning Variance (#85-10)

DISTRIBUTION:

FUND	CODE	AMOUNT
Check # 1015		25.00

By Pauline S. Townsend (S)

Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

# Oxford

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

NEW WINDSOR ZONING BOARD OF APPEALS

-----x

In the Matter of the Application of

ROBERTO MINUTA

DECISION GRANTING AREA  
VARIANCE

# 85-10.

-----x

WHEREAS, ROBERTO MINUTA of 304 Quassaick Avenue,  
New Windsor, N. Y. (R-4 zone), has made application before the  
Zoning Board of Appeals for an area variance for the purposes of:  
construction of one-family residential dwelling with insufficient frontyd;  
and

WHEREAS, a public hearing was held on the 11th day of  
March, 19 85 before the Zoning Board of Appeals at the Town Hall,  
New Windsor, New York; and

WHEREAS, the applicant appeared in behalf of himself  
\_\_\_\_\_ ; and

WHEREAS, the application was opposed ; 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 foundation is already in place and removal and relocation of same would cause great financial loss to applicant
3. The evidence shows that the rear portion of the property is severely wet and would be difficult to construct a residential dwelling thereon

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.

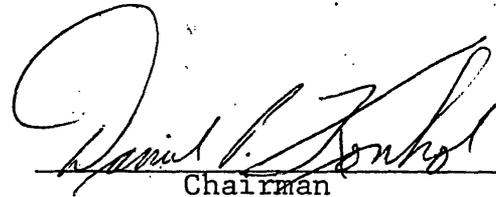
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a 10.2 ft. frontyard variance to applicant MINUTA in accordance with plans submitted at the public hearing with the below restrictions\*

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 applicant.

Dated: April 22, 1985.

  
Chairman

- \* (1) That no additional structures or accessory structures are to be located on the frontyard line and that any additional structures or accessory structures must conform to the 35 ft. setback requirement.

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. .... Date February 15, 1985

To Roberto Minuta 522-7967  
304 Quassak Ave (Rte 94)  
New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated February 15, 1985  
for permit to construct a one family Dwelling  
at the premises located at E. side Rte 94  
Tax Map Section 4A, Block 1, Lot 23.1

is returned herewith and disapproved on the following grounds:  
Insufficient front yard - R-4 zone requires 35'  
applicant proposes 24.8' front yard requiring  
10.2' variance to construct.

Note:  
applicant has already set  
his foundation without a  
building permit.

John J. Kennedy  
Building Inspector

Pat

**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 48-34A of the Zoning Ordinance on the following proposition:  
 Appeal No. 10  
 Request of ROBERTO MINUTA for a VARIANCE of the regulations of the Zoning Ordinance to permit construction of one-family residential dwelling with insufficient front yard being a VARIANCE of Section 48-12 Table of Bulk Regs. Col. 6 for property situated as follows:  
 Forest Hills Road, Town of New Windsor, N.Y. known and designated as Tax Map Section 44-Block 1-Lot 23.1  
**SAID HEARING** will take place on the 11th day of March, 1985, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock P.M.  
**DANIEL P. KONKOL**  
 Chairman  
 By: **Patricia Delio**  
 Secretary

State of New York  
County of Orange, ss:

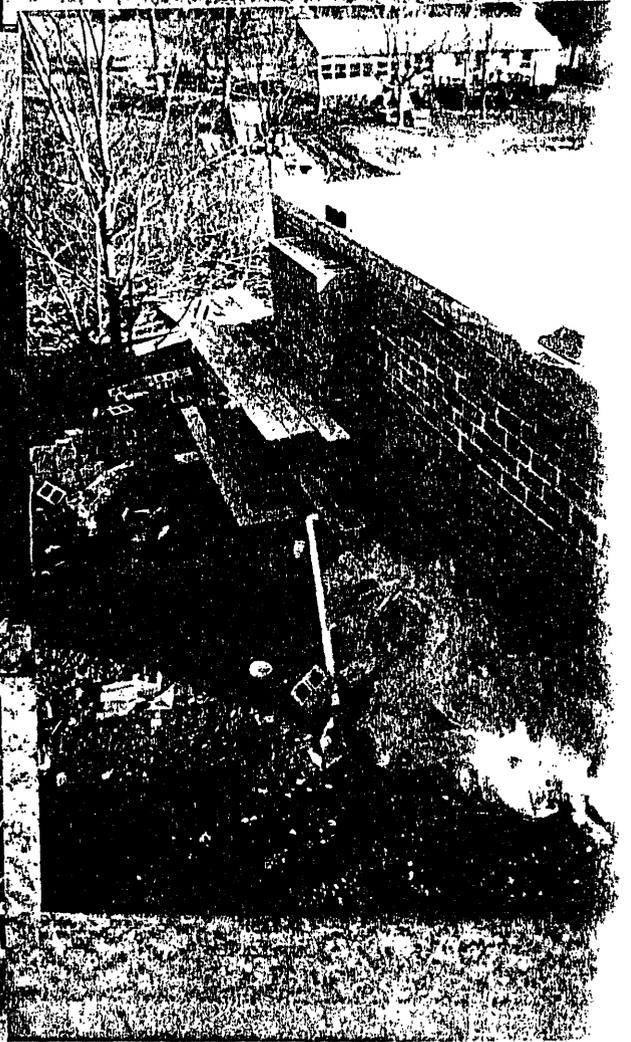
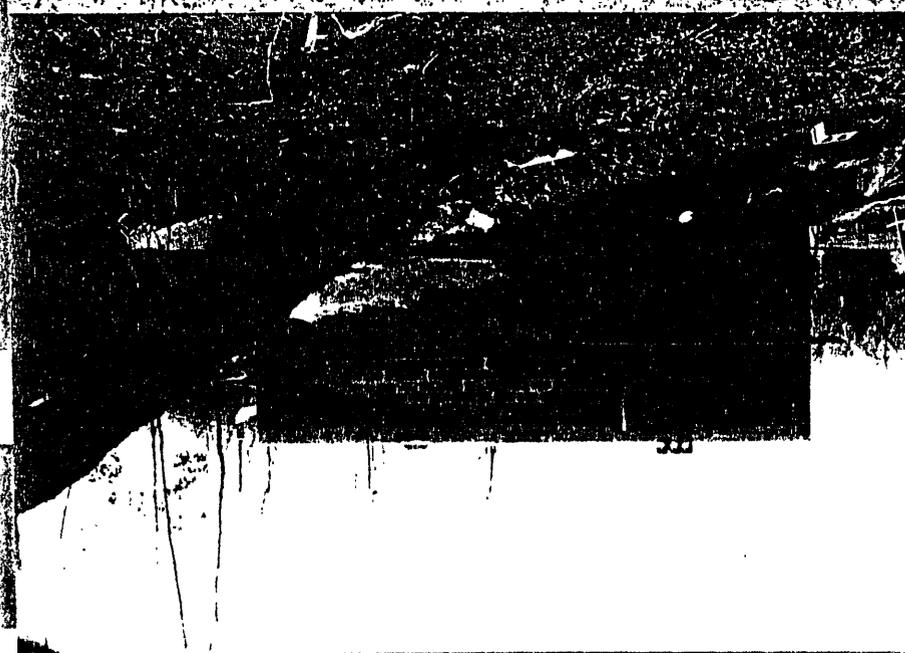
Everett W. Smith, being duly sworn disposes and says that he is Publisher of the E.W. Smith Publishing Company, Inc. publisher of The Sentinel, a weekly newspaper published and of general circulation in the Town of New Windsor, and that the notice of which the annexed is a true copy was published ONCE in said newspaper, commencing on the 28<sup>th</sup> day of February A.D., 1985 and ending on the 28<sup>th</sup> day of February A.D. 1985

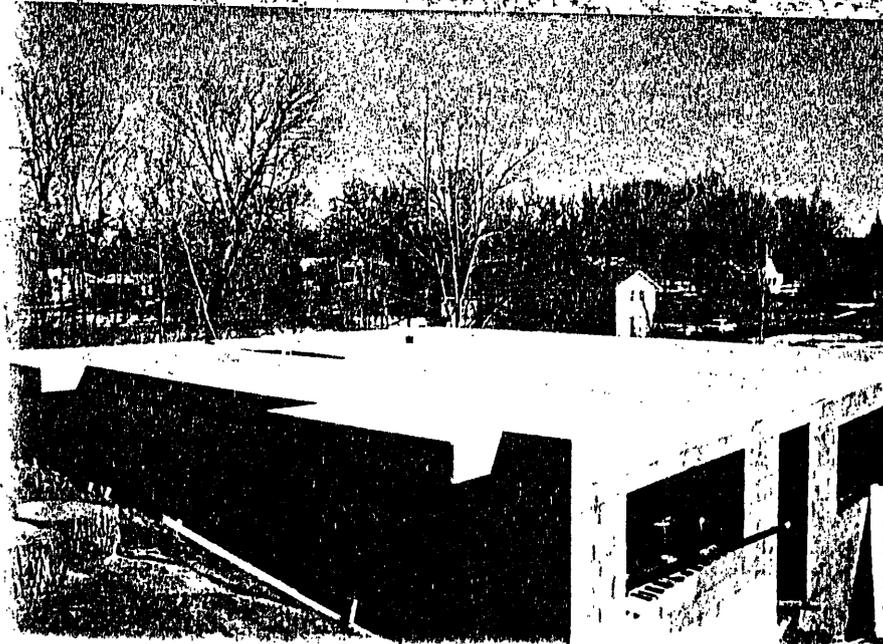
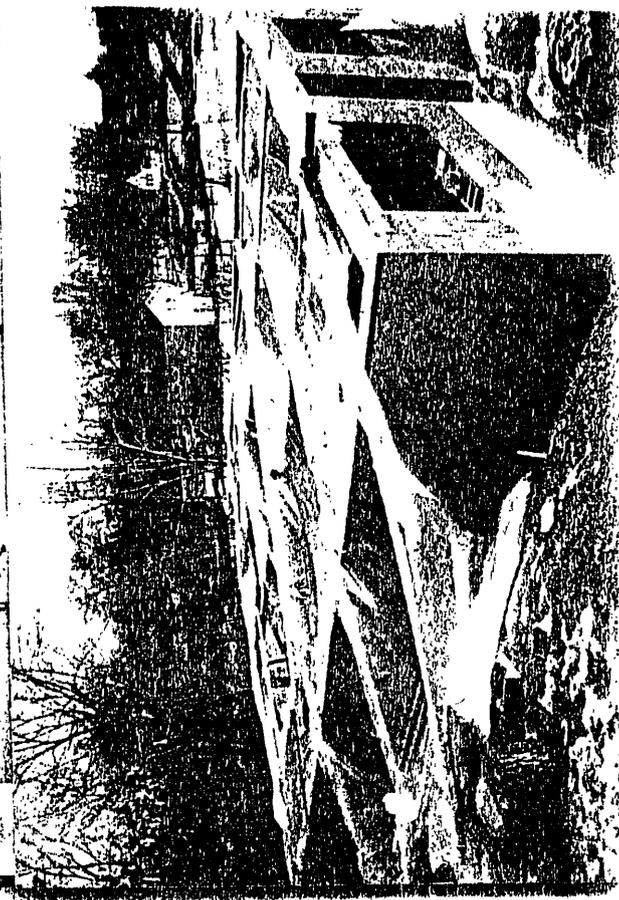
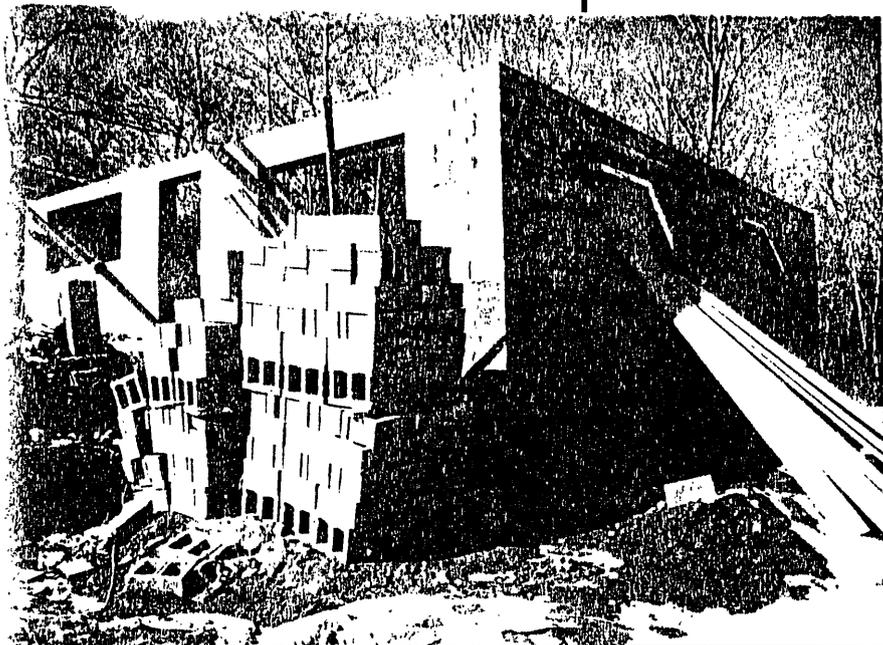
Subscribed and shown to before me this 31<sup>st</sup> day of May, 1985

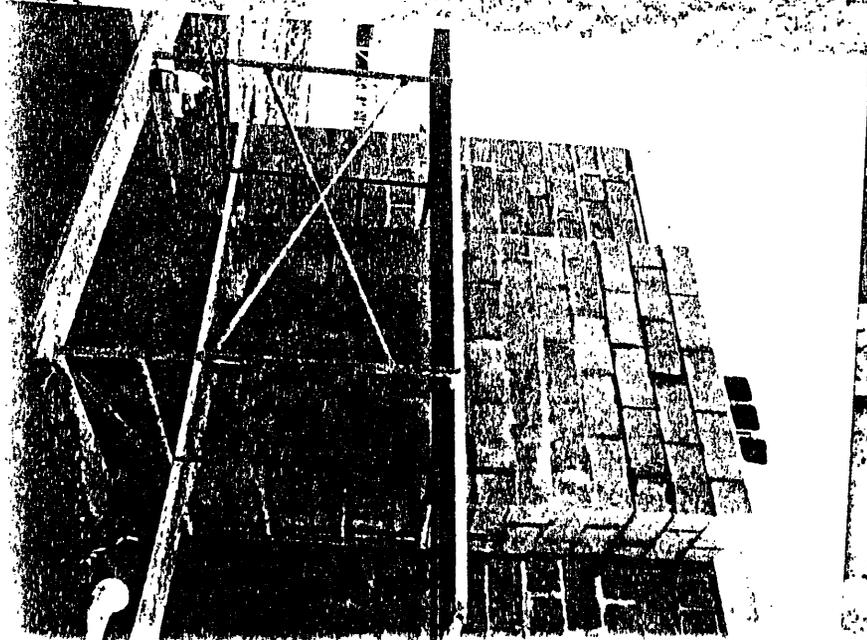
Patricia Delio  
 Notary Public of the State of New York  
 County of Orange.

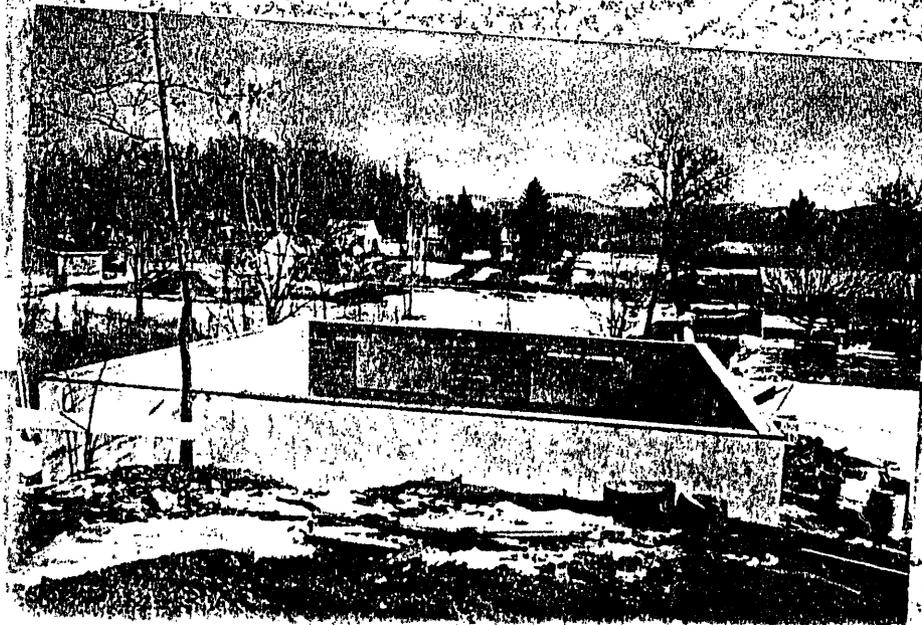
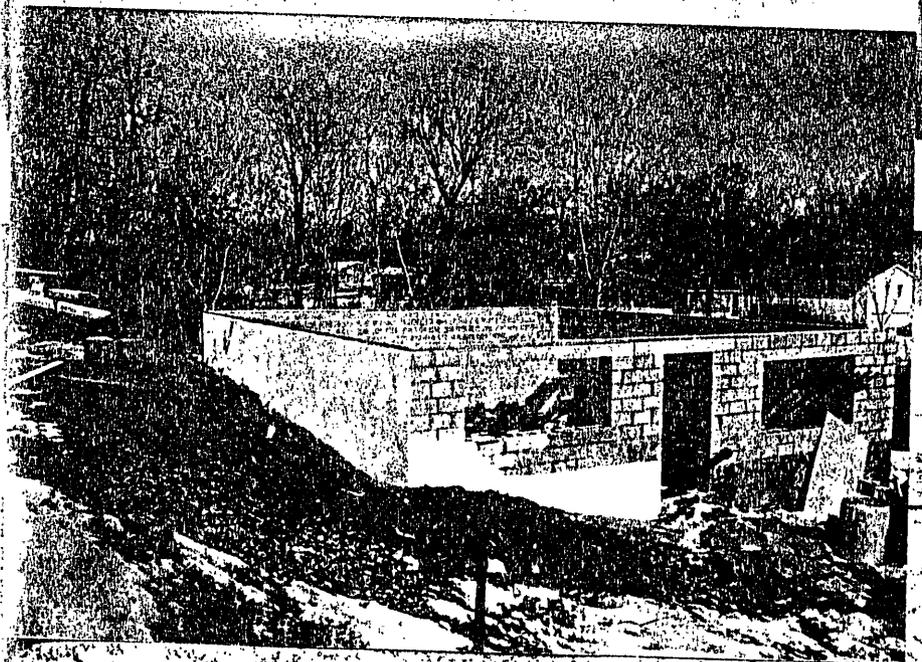
My commission expires 3/30/87.

**PATRICIA DELIO**  
**NOTARY PUBLIC**, State of New York  
 No. 5970775  
 Qualified in Orange County  
 Commission Expires March 30, 1987.











Louis Heimbach  
County Executive

**Department of Planning  
& Development**

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner  
Paul Costanzo, Director of Community Development

cc: ZBA Members.

March 25, 1985.

Mr. Daniel Konkol, Chairman  
Town of New Windsor Zoning Board of Appeals  
555 Union Avenue  
New Windsor, New York 12550

Re: Application of Roberto Minuta for Variance to  
Permit Construction of a Residence on a  
Pre-Existing Non-conforming Foundation -  
NYS Route 94 (302 Quassaick Ave.) &  
Forest Hills  
Our File No. NWT 5-85M

Dear Mr. Konkol:

The application referenced above has been referred to us for consideration pursuant to the applicable provisions of Article 12-B, Section 239, Paragraphs l and m of the General Municipal Law of the State of New York.

Given that there are no apparent planning or inter-agency issues requiring resolution Orange County Department of Planning and Development approval is hereby granted.

In your consideration of this application you will be addressing the questions of practical difficulty, the impact on the essential character of the neighborhood i.e. setbacks in relation to adjoining houses and utilization of abutting land and the constraints (natural and manmade) to the continued practical utilization of the premises.

Our approval is not to be interpreted to mean that the applicant has, in our judgement furnished competent proof to satisfy the "practical difficulty standard", or that the variance, if granted, will not alter the essential character of the neighborhood or that the variance is necessary for the continued practical utilization of the premises.

RECEIVED  
ATTORNEY'S OFFICE  
TOWN OF NEW WINDSOR

MAR 28 1985

BY: Patricia Delis

Sincerely,

*Peter Garrison* RSD

Peter Garrison  
Commissioner of Planning &  
Development

PG:oor

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

# 85-10.

Date: 2/27/85.

I. ✓ Applicant Information:

- (a) Maria Roberts, 304 Quassick Ave. New Windsor \*  
(Name, address and phone of Applicant) (Owner)
- (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  Sign Variance
- Area Variance  Special Permit

III. Property Information:

- (a) R-1 Forest Hills Rd. 44-1-23.1 100 x 150  
(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? N/A
- (d) When was property purchased by present owner? 4/81
- (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? Yes
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: no

IV. ~~Use Variance:~~

- ~~(a) Use Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_, to allow:  
(Describe proposal) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_~~

(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 of Bulk Regs., Col. 6.

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	<u>35 ft.</u>	<u>10.2'</u>
Reqd. Side Yd.	_____	_____
Reqd. Rear Yd.	_____	_____
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. 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.

The foundation is already in place. Removal of same & relocation would be a great financial loss to Applicant due to the fact that a substantial sum of money has been laid out for fill alone.

VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

	Requirements	Proposed or Available	Variance Request
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 of \_\_\_\_\_ Regs., Col. \_\_\_\_\_.

(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.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IX. Attachments required:

- Copy of letter of referral from Bldg./Zoning Inspector.
- Copy of tax map showing adjacent properties.
- ~~NA~~ Copy of contract of sale, lease or franchise agreement.
- 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.
- ~~NA~~ Copy(ies) of sign(s) with dimensions.
- Check in the amount of \$ 25.00 payable to TOWN OF NEW WINDSOR.
- Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 2/27/85

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.

*Robert M. ...*  
(Applicant)

Sworn to before me this  
27th day of February, 1985.

*Patricia Delio*

PATRICIA DELIO  
NOTARY PUBLIC, State of New York  
No. 5970776  
Qualified in Orange County  
Commission Expires March 30, 1986.

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.

3/11/85 - Public Hearing - Minuta, Roberto

Name:

Address:

Mr & Mrs Minuta	304 Quesson I Ave N.W.
Mrs C Bolton	36 Forest Hill Rd
✓ Mr. Stephen Drove	38 Forest Hill Rd. N.W.
Mr Peter G. Harmon	28 Forest Hill Rd. N.W.

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.**

**THIS INDENTURE**, made the 2 day of April, nineteen hundred and eight one  
**BETWEEN**

VINCENT MINUTA residing at Farmstead Road, New Windsor,  
County of Orange, New York

party of the first part, and

ROBERTO MINUTA residing at 30 Farmstead Road, New Windsor,  
County of Orange, New York

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, State of New York, known and designated as Lot No. 101, located on Route 94 and Forest Hills Rd., Town of New Windsor, as appears on the map of Forest Hills of New Windsor, filed at the office of the County Clerk, County of Orange, State of New York, in Book 2 Page 46-47 Pocket No. 15, Folder A.

SUBJECT to covenants and restrictions of record.

SUBJECT to any state of facts an accurate survey may show.

BEING the same premises conveyed to the party of the first part by FERDINAND ROSSETTI, residing at Route 208 Washingtonville, N.Y. by deed dated August 22, 1972 and recorded in the Orange County Clerk's Office in Liber 1939 of Deeds at page 461.

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

party of the first part, and

ROBERTO MINUTA residing at 30 Farmstead Road, New Windsor,  
County of Orange, New York

party of the second part,

**WITNESSETH**, that the party of the first part, in consideration of ten dollars paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange, State of New York, known and designated as Lot No. 101, located on Route 94 and Forest Hills Rd., Town of New Windsor, as appears on the map of Forest Hills of New Windsor, filed at the office of the County Clerk, County of Orange, State of New York, in Book 2 Page 46-47 Pocket No. 15, Folder A.

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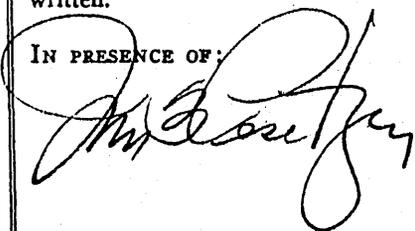
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;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

AND the party of the first part, in compliance with Section 13 of the Lien Law, hereby covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
VINCENT MINUTA

STATE OF NEW YORK, COUNTY OF

Orange ss:

STATE OF NEW YORK, COUNTY OF

2229

466

On the 2nd day of April personally came

1981, before me

On the day of personally came

19, before me

Vincent Minuta

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that executed the same.

Handwritten signature of Irving B. Peletzky and notary information: IRVING B. PELETZKY, Notary Public, State of New York, No. 8337320, Qualified in Orange County, Commission Expires March 30, 1984.

STATE OF NEW YORK, COUNTY OF

ss:

STATE OF NEW YORK, COUNTY OF

On the day of 19, before me personally came

On the day of 19, before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

that he is the of

that he knows

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereon.

Quitclaim Deed

TITLE NO.

VINCENT MINUTA

TO

ROBERTO MINUTA

SECTION \$4  
BLOCK 1  
LOT 101

COUNTY OR TOWN County of Orange

RETURN BY MAIL TO:

ROBERTO MINUTA  
304 Quassaick Avenue  
New Windsor, N.Y. 12550

Zip No.

STANDARD FORM OF NEW YORK BOARD OF TITLE UNDERWRITERS  
Distributed by  
SECURITY TITLE AND GUARANTY COMPANY  
CHARTERED 1928 IN NEW YORK

ING OFFICE

Handwritten notes and signatures at the bottom right, including 'S.S. day 2/2/81' and 'Clerk'.

*Irving B. Peletzky*  
 IRVING B. PELETZKY  
 Notary Public, State of New York  
 No. 8337320  
 Qualified in Orange County  
 Commission Expires March 30, 1984

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_ ss:  
 On the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me  
 personally came \_\_\_\_\_  
 to me known, who, being by me duly sworn, did depose and  
 say that he resides at No. \_\_\_\_\_;  
 that he is the \_\_\_\_\_  
 of \_\_\_\_\_,  
 \_\_\_\_\_, the corporation described  
 in and which executed the foregoing instrument; that he  
 knows the seal of said corporation; that the seal affixed  
 to said instrument is such corporate seal; that it was so  
 affixed by order of the board of directors of said corpora-  
 tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF \_\_\_\_\_ ss:  
 On the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_, before me  
 personally came \_\_\_\_\_  
 the subscribing witness to the foregoing instrument, with  
 whom I am personally acquainted, who, being by me duly  
 sworn, did depose and say that he resides at No. \_\_\_\_\_;  
 that he knows \_\_\_\_\_  
 \_\_\_\_\_ to be the individual  
 described in and who executed the foregoing instrument;  
 that he, said subscribing witness, was present and saw  
 execute the same; and that he, said witness,  
 at the same time subscribed his name as witness thereto.

**Quitclaim Deed**

TITLE No. \_\_\_\_\_

SECTION 44  
 BLOCK 1  
 LOT 101  
 COUNTY OR TOWN County of Orange

VINCENT MINUTA

TO

ROBERTO MINUTA

RETURN BY MAIL TO:

ROBERTO MINUTA  
 304 Quassaick Avenue  
 New Windsor, N.Y. 12550

Zip No. \_\_\_\_\_



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

RECEIVED  
 \$ 20  
 REAL ESTATE  
 AUG 20 1982  
 TRANSFER TAX  
 ORANGE  
 COUNTY

Orange County Clerk's Office, ss:  
 Recorded on the \_\_\_\_\_ day  
 of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_  
 o'clock \_\_\_\_\_ M. in Liber \_\_\_\_\_  
 \_\_\_\_\_ at page \_\_\_\_\_  
 and Examined.  
*Joseph S. Murphy*  
 Clerk

FOREST HILL ROAD

N 2°-28'-00" E

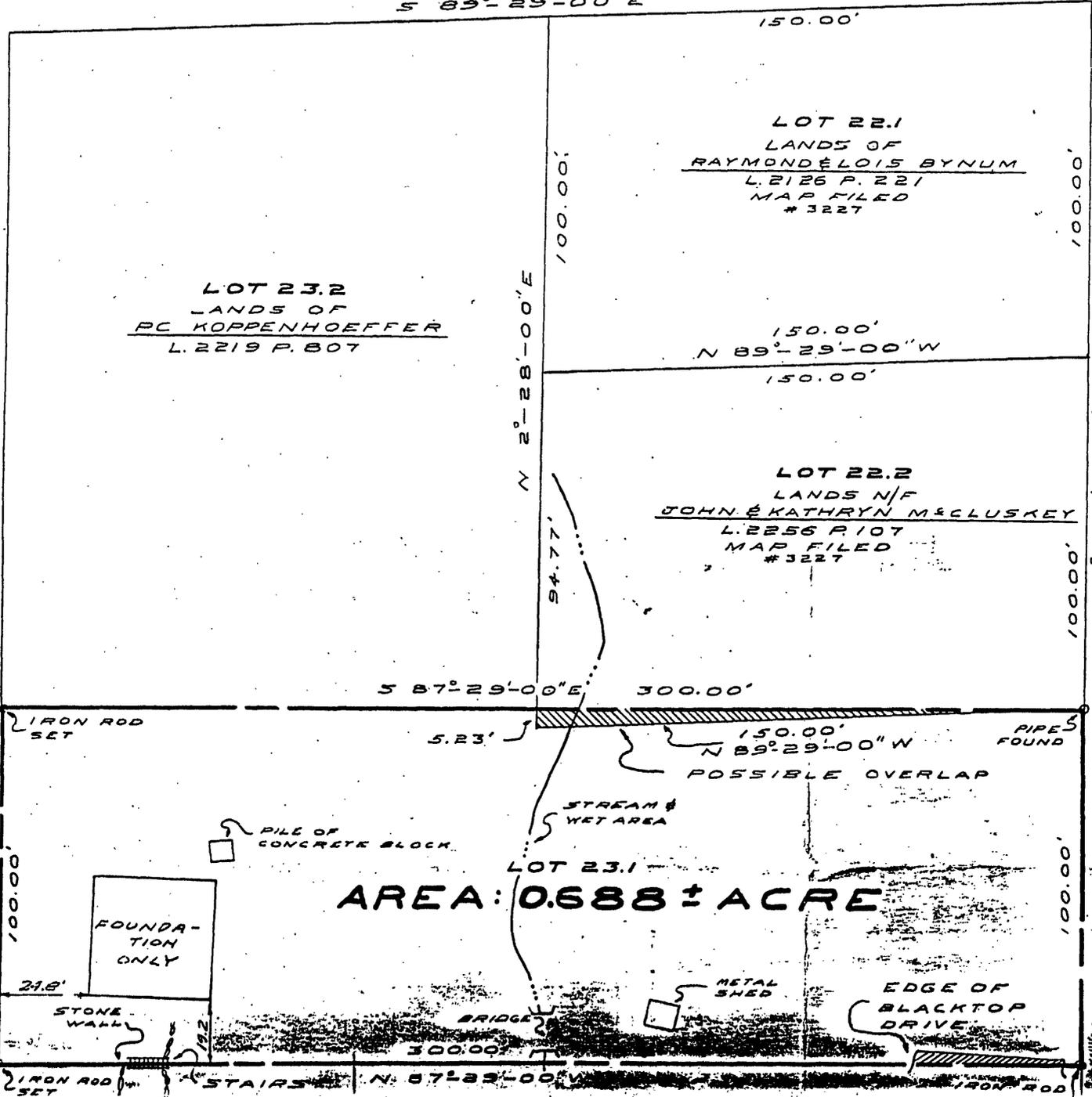
S 89°-29'-00" E

LOT 23.2  
LANDS OF  
PC KOPPENHOEFFER  
L. 2219 P. 807

LOT 22.1  
LANDS OF  
RAYMOND & LOIS BYNUM  
L. 2126 P. 221  
MAP FILED  
# 3227

LOT 22.2  
LANDS N/F  
JOHN & KATHRYN McCLUSKEY  
L. 2256 P. 107  
MAP FILED  
# 3227

LOT 23.1  
AREA: 0.688 ± ACRE



FOREST HILL ROAD

QUASSAICK AVENUE

ROVE

85-10

Foundation Expenses

R. A. Min <sup>Forest Hill</sup> 4th

	<u>Normal</u>	<u>Building Size</u>	<u>Courses of Block</u>	<u>Lubant Mt-</u>	<u># Diff. Formall</u>
<u>Block House</u>	<u>normal</u>	33' 4" x 33' 4"	11# 10" Blk #4.70	\$3395.00	\$3388.25
	<u>abnormal</u>	33' 4" x 33' 4"	23# Contour of Land 1809	\$6783.25	
<u>Block Garage</u>	<u>normal</u>	24' x 24'	4 10" Blk #2.16	\$756.00	\$4692.75
	<u>abnormal</u>	24' x 24'	23 12" Blk 1453	\$5148.75	
<u>Footings</u>	<u>normal</u>	yds. concrete	<u>Lim. Footing =</u>	<u>L + M</u>	<u># Difference</u>
	<u>House</u>	4.7 yds	12.8'	\$577.00	\$1023.00
	<u>abnormal</u>	14.00 yds	12.8'	\$1540.00	
	<u>normal</u>	2.6 yds	72'	\$286.00	\$577.00
<u>Garage</u>	<u>abnormal</u>	2.8 yds	72'	8.58	
<u>Fill Expenses</u>	<u>N.</u>	33' 4" x 33' 4"	<u>Fill yds = 26.7 yd</u>	<u>Cost</u>	<u>\$0.00</u>
<u>House</u>	<del>U.</del>	x	<u>None</u>	0	
<u>Fill Expenses</u>	<u>N.</u>	≈ 350 yds	<u>Cost \$2100.00</u>		<u>\$3199.98</u>
<u>House + Garage</u>	<u>at 25' set back</u>				
<u>Fill Exp.</u>	<u>at 35' set back</u>	≈ (883.33 yds)	<u>\$5299.98</u>		<u>Total \$12075.00</u>
					<u>more to construct</u>

B. ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION  
(Variances, Zone Changes, Special Permits, Subdivisions)

Section A. - To be completed by Local Board having jurisdiction.  
To be signed by Local Official.

Local File No. 85-10

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date 3/11/85

City, Town or Village Board  Planning Board  Zoning Board of Appeals

2. Applicant: NAME ROBERTO MINUTA

304 Quassaick Avenue  
Address New Windsor, N.Y. 12550

Attorney, Engineer, Architect n/a

3. Location of Site: 302 Quassaick Ave., (unimproved lot) near Forest Hills  
(street or highway, plus nearest intersection) Rd.

Tax Map Identification: Section 44 Block 1 Lot 23.1

Present Zoning District R-4 Size of Parcel 100 x 150'

4. Type of Review:

Special Permit Use\* \_\_\_\_\_

Variance\* Use \_\_\_\_\_

Area 10.2 ft. frontyard variance for construction of  
single-family residence. See attached sketch.

Zone Change\* From: \_\_\_\_\_ To: \_\_\_\_\_

Zoning Amendment\* To Section: \_\_\_\_\_

Subdivision\*\* Major \_\_\_\_\_ Minor \_\_\_\_\_

2/27/85  
Date

Patricia Delio  
Signature and Title

\*Cite Section of Zoning Regulations where pertinent

\*\*Three (3) copies of map must be submitted if located along County  
Highway, otherwise, submit two (2) copies of map.

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK



1763

741 889 - xxx

X Olsen, Ernest E. & Mildred G.  
290 Quassaick Avenue  
New Windsor, NY 12550 ~~389~~ 390

X Lahey, John V. & Helen F.  
292 Quassaick Avenue  
New Windsor, NY 12550 391

X Crudele, Michael A. & Helen A.  
291 Quassaick Avenue  
New Windsor, NY 12550 392

X Antonelli, Enrico F. & Stacey A.  
7 Schoonmaker Drive  
New Windsor, NY 12550 381 0

X DaSilva, Vincent & Virginia  
311 Quassaick Avenue  
New Windsor, NY 12550 393

X Applegate, Arthur M. & Lillian N.  
309 Quassaick Avenue  
New Windsor, NY 12550 394

X MacFarland, Craig L. & Colleen H.  
305 Quassaick Avenue  
New Windsor, NY 12550 385

X Fioselli, Carl R. & Carolyn C.  
301 Quassaick Avenue  
New Windsor, NY 12550 377

X Hodge, Robert H. & Elizabeth A.  
299 Quassaick Avenue  
New Windsor, NY 12550 378

X Dubiell, Ernest J. & Theresa  
297 Quassaick Avenue  
New Windsor, NY 12550 379



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

X Terrasi, Peter C. & Margaret J.  
39 Forest Hills Road  
New Windsor, NY 12550 389

✓ Pinder, Thomas G. & Barbara D.  
43 Forest Hills Road  
New Windsor, NY 12550 388 0

X Torelli, Donato & Sue  
8 Forest Hills Road 387  
New Windsor, NY 12550

A Henderson, Mark A. & Stacia L.  
47 Forest Hills Road  
New Windsor, NY 12550 386

X Floyd, R. John &  
Williams, Maxine 395  
294 Quassaick Avenue  
New Windsor, NY 12550

A McCluskey, John P. & Kathryn J.  
296 Quassaick Avenue  
New Windsor, NY 12550 396

\* Minuta, Joseph & Anna  
304 Quassaick Avenue  
New Windsor, NY 12550

X Bertero, Richard L. & Lillian M.  
308 Quassaick Avenue  
New Windsor, NY 12550 400

✓ Lockwood, William R. & William A.  
Scott W. & Paul M.  
314 Quassaick Avenue, Box 4213  
New Windsor, NY 12550 389 0

X Foschini, Errol, & Emilia  
17 Forest Hills Road 397  
New Windsor, NY 12550

X Sokol, David J. & Carol  
228 Quassaick Avenue 382  
New Windsor, NY 12550

X Massi, James & Maria  
21 Forest Hills Road 398  
New Windsor, NY 12550

X McBrayer, John J., Jr. & Frances M.  
25 Forest Hills Road 399  
New Windsor, NY 12550

X Harrison, Peter A. & Jean M.  
28 Forest Hill Road 405  
New Windsor, NY 12550

X Bolton, John J., Jr. & Agnes  
10 Kipp Avenue 404  
Hasbrouck Heights, NJ

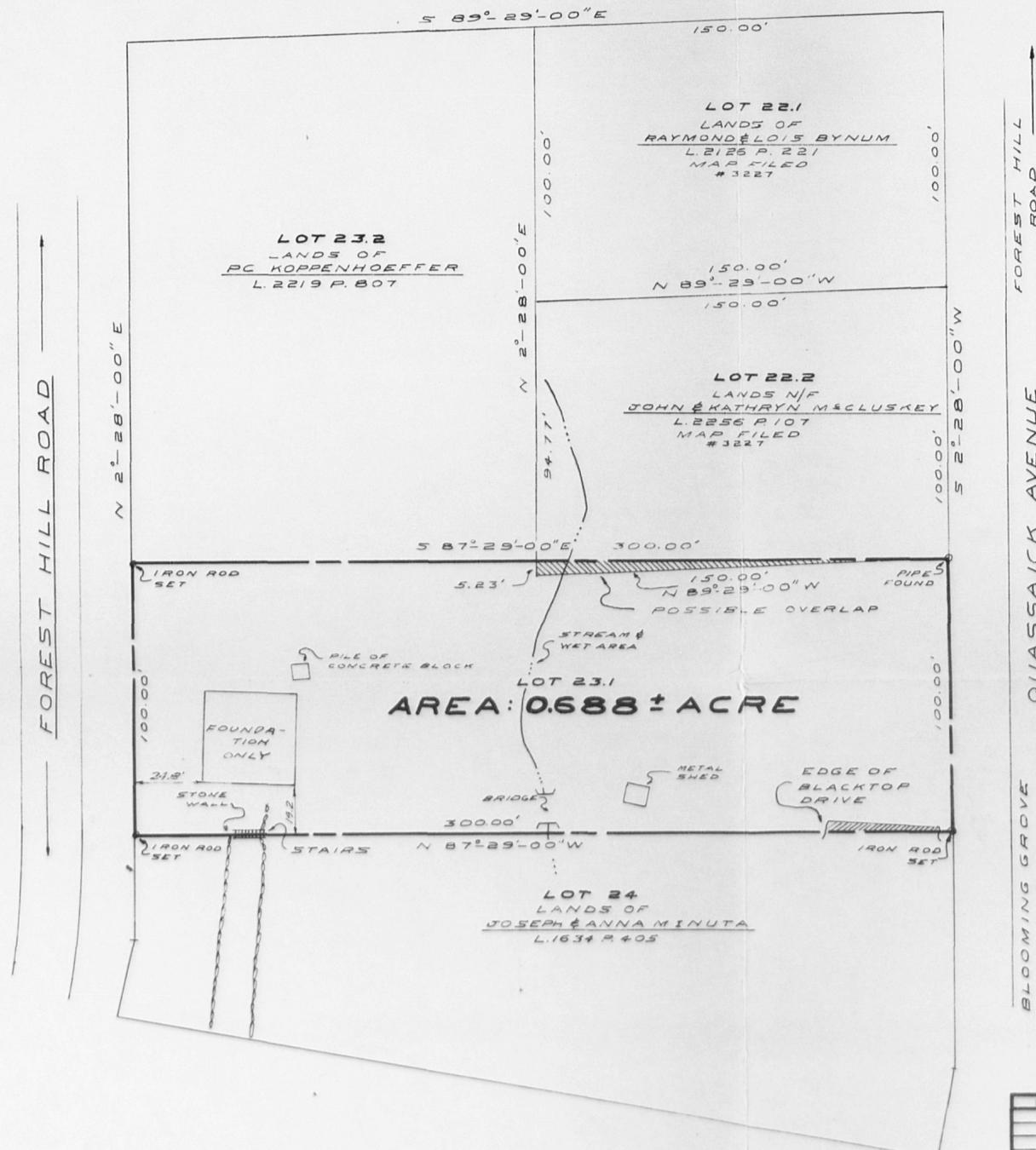
A Grove, Stephen B. & Robin B.  
38 Forest Hills Road 403  
New Windsor, NY 12550

X Schisano, Salvatore & Richard  
20 Forest Hills Road 402  
New Windsor, NY 12550

X Pacione, Tamara  
24 Forest Hills Road 401  
New Windsor, NY 12550

0 ✓ Koppel, Carolyn R.  
26 Forest Hills Road 383  
New Windsor, NY 12550

X Warmers, Fredric J. & Fred E.  
& Tessie W. 380  
PO Box 148  
Newburgh, NY 12550



NOTE: REFERENCE INFORMATION REGARDING METES & BOUNDS OF LOT 23.1 WAS ACQUIRED FROM THE SUBDIVISION MAP OF FOREST HILLS OF NEW WINDSOR, FILED NOVEMBER 12, 1954. SUBSEQUENT REFERENCE INFORMATION OF METES & BOUNDS OF LOTS 22.1 & 22.2 WAS OBTAINED FROM MAP # 3227 OF LOTS 22.1 & 22.2, FILED JUNE 25, 1974.

*Robert M. Minuta P.S.*

REVISED	NATURE OF REVISION	REVISED	NATURE OF REVISION
FEB 7, 1985	FOUNDATION LOCATION		

**SURVEY**  
**OF**  
**FOREST HILLS OF NEW WINDSOR**  
**ORANGE CO. TAX MAP SECTION 44 BLOCK I LOT 23.1**  
**LANDS OF ROBERTO MINUTA**  
**TOWN OF NEW WINDSOR COUNTY OF ORANGE**  
**SCALE: 1" = 40' JANUARY 8, 1985**

DRAWN BY: <i>J.R.G.</i>	EUSTANCE & HOROWITZ, PC	DWG. <b>C-4839</b>
CHKD BY:	P.O. BOX 42, CIRCLEVILLE, N.Y. 10919/P.O. BOX 648, FISHKILL, N.Y. 12524	JOB # 240376