

ZB# 86-7

Arthur Johnson

23-1-19

86-7-Johnson, Arthur - Area Variance (rear)

Prelim. Meeting:

Mar. 24, 1986.

Public Hearing:

Apr. 28, 1986

3/27/86 - Notice to Sentinel ✓

Area Variance
Granted on
4/28/86

General Receipt

7540

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

April 28, 19 86

Received of

Arthur P. Johnson

\$ 35.00

Twenty - Five and 00/100

DOLLARS

For

ZBA Application Fee CR# 1330

DISTRIBUTION:

FUND	CODE	AMOUNT
CR#		35.00
CR# 1330		

By

Pauline H. Townsend

Town Clerk

Title

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

44 sent to
39 - (unclaimed)

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

ARTHUR P. JOHNSON,

#86-7.

-----X

WHEREAS, ARTHUR P. JOHNSON, 16 St. Joseph's Place, New Windsor, New York, has made application before the Zoning Board of Appeals for an area variance for the purpose of:

Construction of an addition to his one-family residential dwelling on a lot with insufficient rear yard in an R-4 zone.

WHEREAS, a public hearing was held on the 28th day of April, 1986 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 unopposed;

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 applicant sought permission to construct an addition to residential dwelling which would extend beyond the bulk regulation standard for rear yard in an R-4 zone. boundaries of the property would permit.

3. The R-4 zone requires a minimum rear yard 40 ft.; applicant could only furnish 38 ft. of rear yard which was 2 ft. short of the requirement.

4. The evidence presented by the applicant substantiated the fact that practical difficulty would be encountered if the applicant was denied the area variance.

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 since there is no additional property which can be acquired in order to meet the rear yard requirement.

2. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood since the neighboring properties are one-family residential dwellings.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 2 ft. rear yard variance in accordance with plans submitted 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 applicant.

Dated: May 12, 1986.


Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

T.P.B.

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

86-7

Date: 3/27/86.

I. ✓ Applicant Information:

- (a) Arthur Johnson, 16 St. Joseph's Place, New Windsor N.Y. 12550, 562-9376
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) Jeffrey G. Berry, P.O. Box 511, Newburgh N.Y. 12550, 561-1228
(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-4 16 St. Joseph's Place, New Windsor, N.Y. 23-1-19 50' x 99.72'
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NC
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? April 1974
- (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? NO
- (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 45B/Bulk Regs., Col. G.

Requirements	Proposed or Available	Variance Request
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.	<u>40'</u>	<u>38'</u>
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 Rear Yard is Landlocked. I have no additional property available for the addition

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.)

The addition will be made such that it blends in with the house and other houses on the street and will not be an eyesore

IX. Attachments required:

- Copy of letter of referral from Bldg./Zoning Inspector.
- Copy of tax map showing adjacent properties.
- N/A* 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.
- N/A* 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 3/27/86.

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.

X Arthur P. Johnson
(Applicant)

Sworn to before me this

27th day of March, 1986.

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 6970775
Qualified in Orange County
Commission Expires March 30, 1987.

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

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

April 29, 1986

Mr. Arthur Johnson
16 St. Joseph's Place
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCE
#86-7

Dear Arthur:

This is to confirm that a public hearing was held regarding the above-entitled application before the Zoning Board of Appeals. The Board voted to grant the above request for an area variance. This decision was made at the April 28, 1986 meeting.

Formal decision will be drafted at a later date and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA DELIO
Secretary to Zoning Bd. of Appeals

/pd

cc: Town Building Inspector
Planning Board

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

X Dougan James Gordan &
Gloria Joan
51 Union Ave
New Windsor NY 12550

X Sylvester Francis J
4 Balmville Lane
Newburgh NY 12550

X Schumske Violet
39 Union Ave
New Windsor NY 12550

X Joslyn Roger D & Barbara J
35 Union Ave
New Windsor NY 12550

X Rucker Henry A & Jane C
4 St Joseph Pl
New Windsor NY 12550

V O'Mara Elizabeth
8 St Joseph Pl
New Windsor NY 12550

X Ashworth Albert & Susan
10 St Joseph Pl
New Windsor NY 12550

X Kissel Joseph A Jr & Susan S
12 St Joseph Pl
New Windsor NY 12550

X The Administrator of Veterans
Affairs
Reginal Office
252 Seventh Ave NY NY 10001

X Johnson Arthur P & Ann Marie
16 St Joseph Pl
New Windsor NY 12550

V Biasotti Michael C & Julia S
18 St Joseph Pl
New Windsor NY 12550

X McGuire Mary E
20 St Joseph Pl

X Hoffman Julius E & Martha
22 St Joseph Pl
New Windsor NY 12550

X Brannigan James C & Cathy J
8 Lush Lane
New Windsor NY 12550

X Waller Smith A & Christine M
26 Ellison Dr
New Windsor NY 12550

X Di Giacomo Vincent & Linda
28 Ellison Dr
New Windsor NY 12550

undained
St John Lloyd N & Marilyn W
Briarwood House 10-6
Craigville Rd
Goshen NY 10924

X Meenagh John A & Mary A.
99 Carter St
Newburgh NY 12550

X DiCesare Salvatore J & Eleanor
33 Ellison Dr
New Windsor NY 12550

X Mannix James & Dolores
31 Ellison Dr
New Windsor NY 12550

X Masten William C & Dorothy
29 Ellison Dr
New Windsor NY 12550

X Noller William C & Marion R
27 Ellison Dr
New Windsor NY 12550

X Travaglione Ronald J & Mackey
Virginia M
7 Ellison Dr
New Windsor NY 12550

X Clark Kenneth V
5 Ellison Dr

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

- EXD
- 1763
- X McCormick John J & Charlotte H
3 Ellison Dr
New Windsor NY 12550
- X Ford Catherine Littlefield
c/o Commissioner of Finance
124 Main Street
Goshen NY 10924
- X Podozny Boris & Alexander
4 Sunrise Terrace
New Windsor NY 12550
- X Hekl Charles & Arline
6 Sunrise Terrace
New Windsor NY 12550
- V Ruzzi Paul P & Rogers Susan K
8 Sunrise Terrace
New Windsor NY 12550
- X Doyle Thomas & Mildred
5 Sunrise Terrace
New Windsor NY 12550
- X Maloney III Joseph S
7 Sunrise Terrace
New Windsor NY 12550
- X St Joseph Church
6 St Joseph Pl
New Windsor NY 12550
- V McGorman Eileen & Christopher
9 St Joseph Pl *undained*
New Windsor NY 12550
- X Kane Michael & Marlene C
11 St Joseph Pl
New Windsor NY 12550
- X Kernan Francis A & Rosaleen P
13 St Joseph Pl
New Windsor NY 12550
- X Librizzi James A & Dorothy V
15 St Joseph Pl
New Windsor NY 12550
- X Bambino Carmine & Lucia
17 St Joseph Pl
New Windsor NY 12550
- X Weyant Ellsworth E & Georgina M
PO Box 4319
New Windsor NY 12550
- X Russo Samuel & Estelle
185 Rt 9W
New Windsor NY 12550
- X Kucker Gerard J
17A St Joseph Pl
New Windsor NY 12550
- X Pallazzo Joseph & Donna M
19 St Joseph Pl
New Windsor NY 12550
- X Evans Calvin Y & Virginia N
1 Valley View Dr
New Windsor NY 12550
- X Clark James J & Elizabeth J
4 Willow St
Harrington Park NJ 07640
- X Chisholm Robert & Patricia
44 Union Ave
New Windsor NY 12550
- X Harris Benjamin & Bella
Po Box 780
Cornwall NY 12518

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

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date 3/7/ 1986

To ARTHUR P. JOHNSON
16 ST JOSEPH PLACE
NEW WINDSOR N.Y.

PLEASE TAKE NOTICE that your application dated 3/7/ 1986
for permit to BUILDING ADDITION
at the premises located at 16 ST JOSEPH PLACE

is returned herewith and disapproved on the following grounds:

REAR YARD RU ZONE REQ 40'

.....
Building Inspector

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

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<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	_____	_____
Min. Lot Width	_____	_____
Reqd. Front Yd.	_____	_____
Reqd. Side Yd.	_____	_____
Reqd. Rear Yd. <u>40'</u>	<u>38'</u>	<u>2'</u>
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt.	_____	_____
Min. Floor Area*	_____	_____
Dev. Coverage* %	_____ %	_____ %
Floor Area Ratio**	_____	_____

* Residential Districts only
** Non-residential districts only

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

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

Office of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 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.....3/7/.....1986.....

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.

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

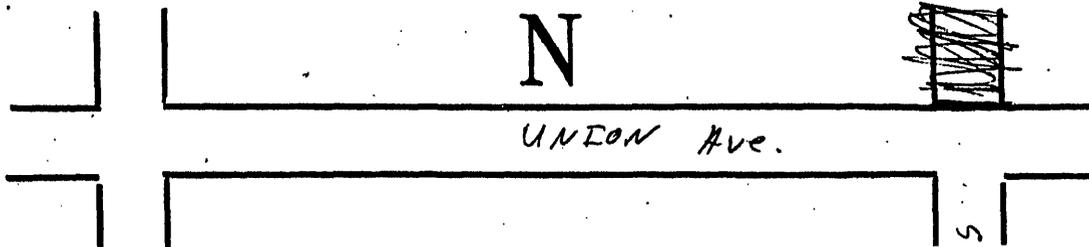
.....
(Signature of Applicant)

(Address of Applicant)

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.



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..... 3/7/..... 19 86..

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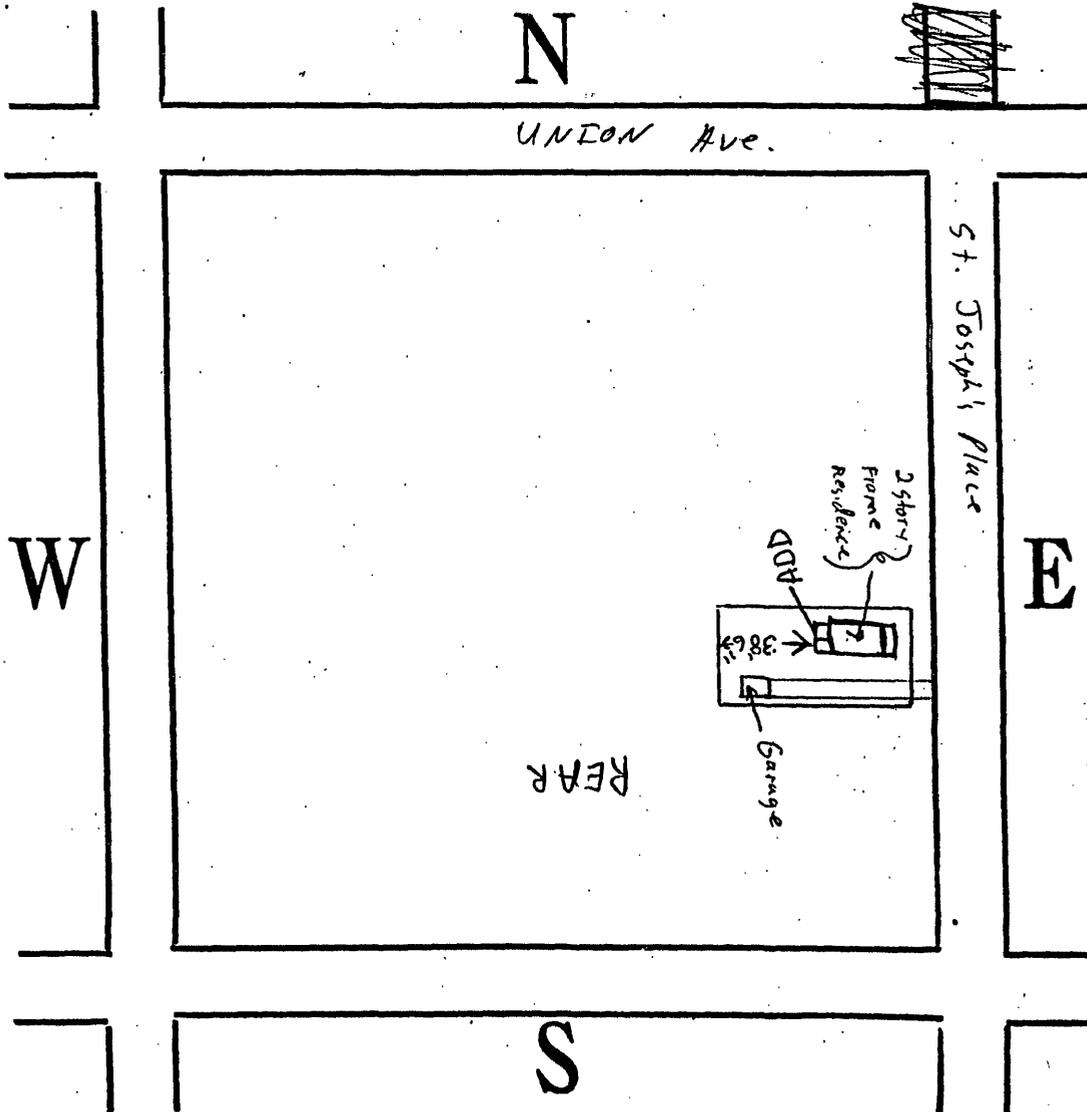
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 (Signature of Applicant)

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 (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
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Name of Owner of Premises Arthur P. Johnson

Address 16 St. Joseph's Place, New Windsor, N.Y. Phone (914) 562-9376

Name of Architect.....

Address..... Phone.....

Name of Contractor.....

Address..... Phone.....

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

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

(Name and title of corporate officer)

1. On what street is property located? On the west side of St. Joseph's Place
(N. S. E. or W.)
and 400 feet from the intersection of Union Ave

2. Zone or use district in which premises are situated R-4

3. Tax Map description of property: Section 23 Block 1 Lot 19

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

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

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

Demolition..... Other.....

6. Size of lot: Front 50' Rear 50' Depth 99.72' Front Yard 16.8' Rear Yard 54' Side Yard 28'

Is this a corner lot? NO

7. Dimensions of entire new construction: Front 21'9 1/2" Rear 21'9 1/2" Depth 15'6" Height 12'8" Number of stories 1

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

Number of bedrooms..... Baths 1 Toilets 1

Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....

If Garage, number of cars.....

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

10. Estimated cost \$10,000 Fee.....
(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.

Name of Contractor

Address Phone

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

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

(Name and title of corporate officer)

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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.

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 Local Law on the following proposition:

Appeal No. 7

Request of ARTHUR P. JOHNSON

for a VARIANCE ~~SPECIAL PERMIT~~ of

the regulations of the Zoning Ordinance to

permit construction of addition to

residential dwelling with insufficient rear yard,

being a VARIANCE ~~SPECIAL PERMIT~~ of

Section 48-12 - Table of Use/Bulk Regs., Col. G

for property situated as follows:

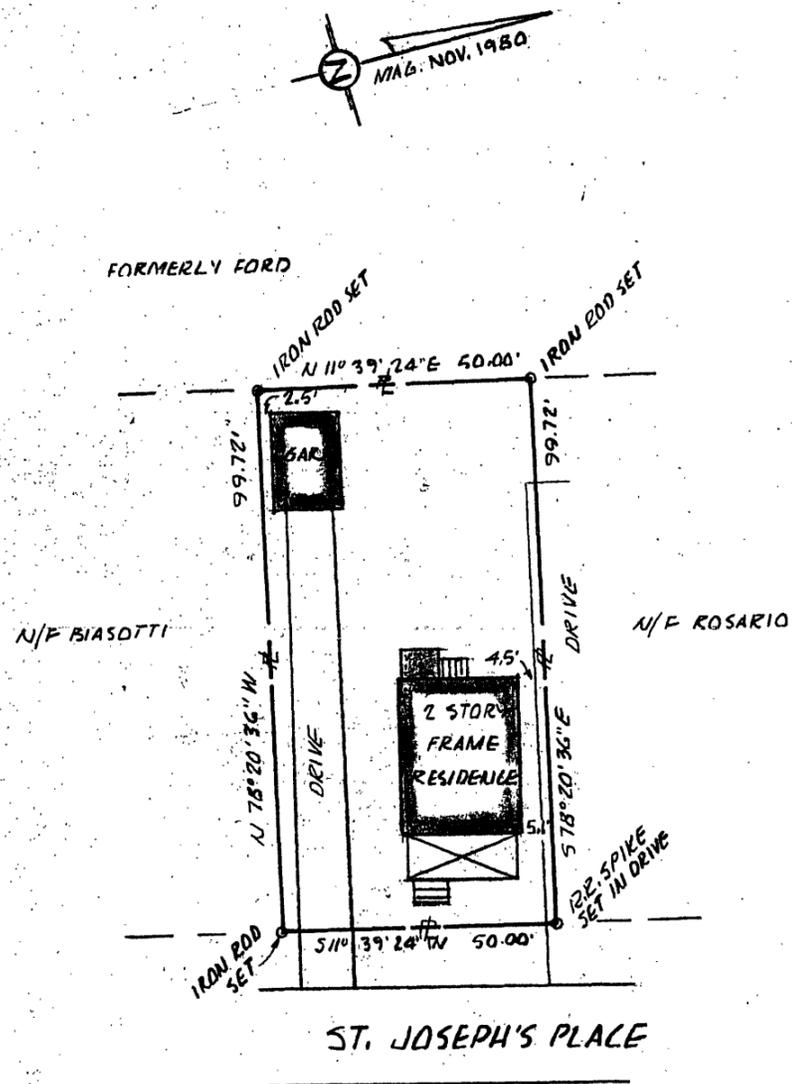
16 St. Joseph's Place, New Windsor, N. Y.

known and designated as Tax Map Section 23,

Block 1, Lot 19.

SAID HEARING will take place on the 28th day of April, 1986., at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock P. M.

JACK BABCOCK
Chairman



GENERAL NOTES

1. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209(2) of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the land surveyor's inked seal shall be considered to be valid true copies.
3. Certification shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, to the assignees of the lending institution, and is not transferable to additional institutions or subsequent owners.

SPECIAL NOTES

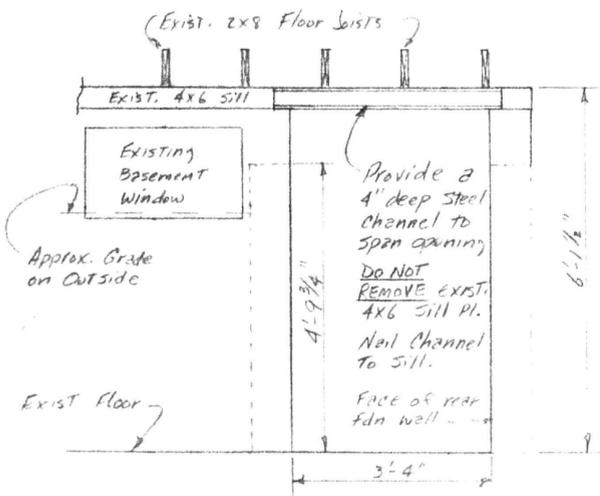
1. Surveyed in accordance with Deeds of Record and physical monumentation found during field survey of 6 December 1980
2. Building offsets shown are at right angles to property lines.
3. No certification is made for items not visible at ground surface at time of survey.

CERTIFICATION

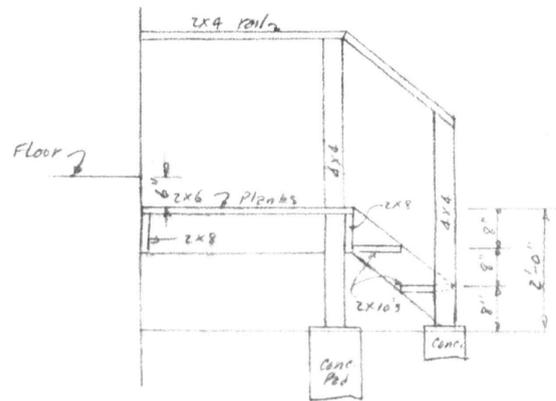
I hereby certify to Arthur Johnson and Anne Marie Johnson that this plan resulted from an actual field survey of the indicated premises on 6 December 1980 performed in accordance with the Code of Practice adopted by the New York State Association of Professional Land Surveyors, Inc.



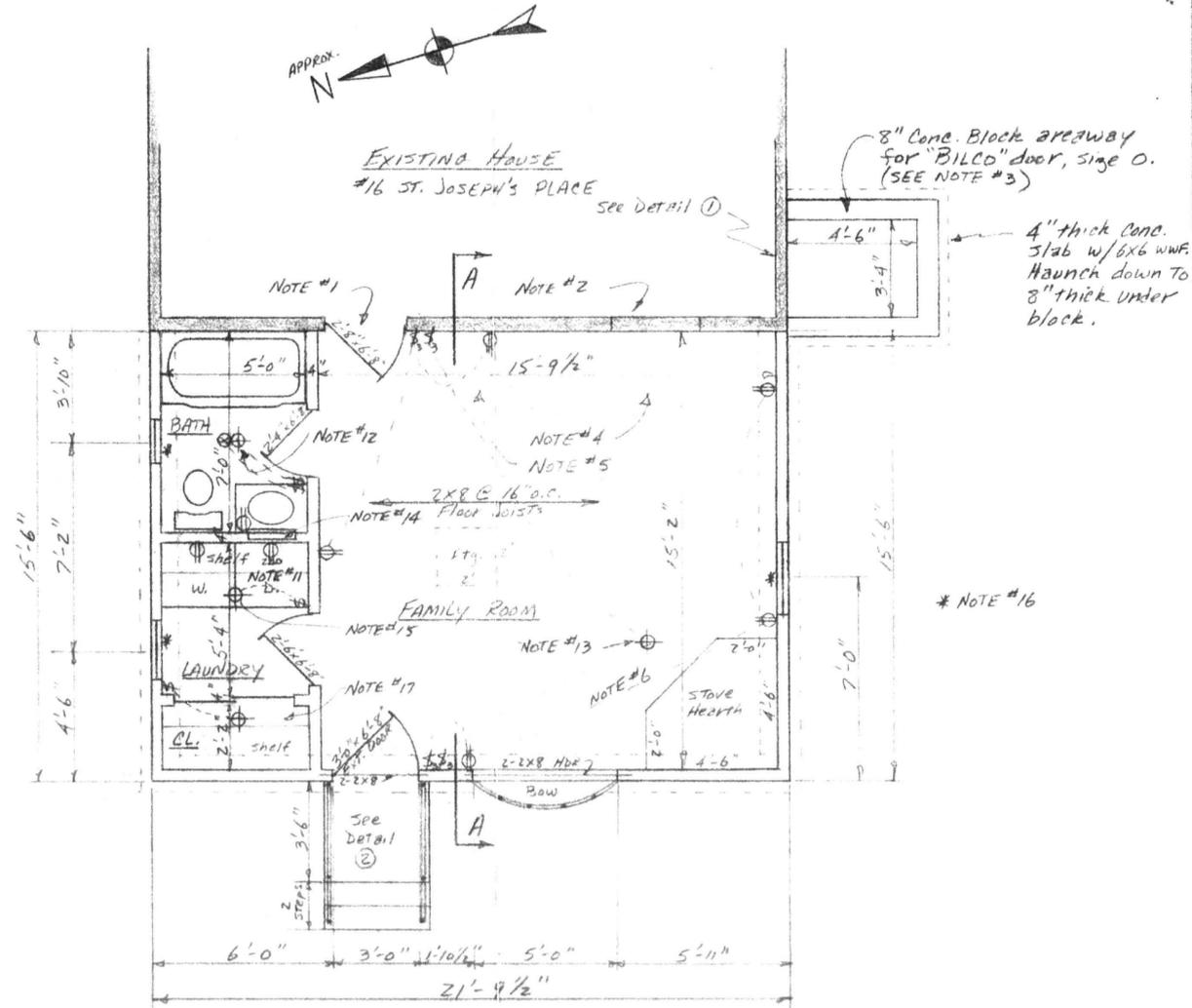
MCGOEY, HAUSER & GREVAS CONSULTING ENGINEERS 194 Route 9W Newburgh, New York			SURVEY FOR	
			Arthur Johnson and Anne Marie Johnson TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK	
Revision	Date	Description	Drawn: <i>EM</i>	BOUNDARY/LOCATION SURVE
			Checked:	
			Scale: 1" = 30'	
			Date: 17 Dec 1980	
			Job No: S 427 80	



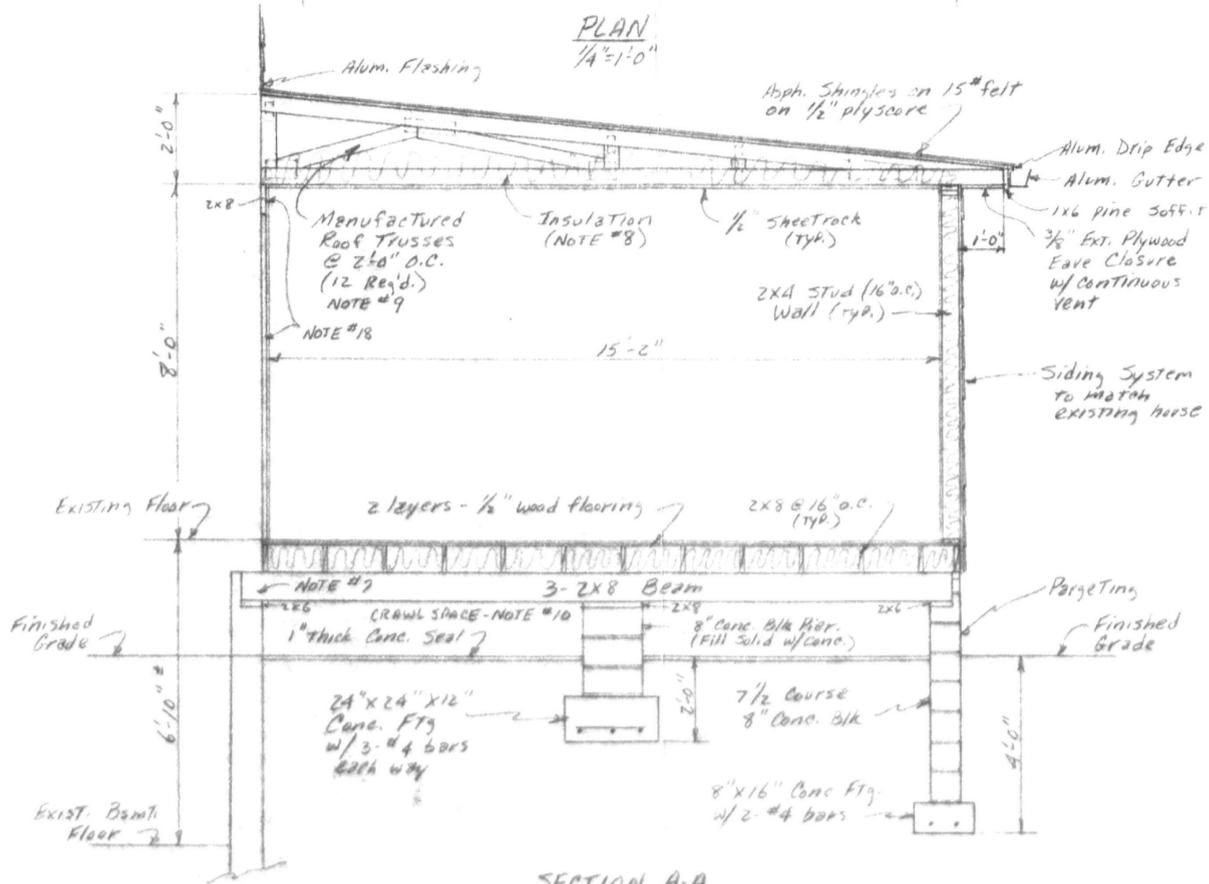
DETAIL ①
Elevation @ Bilco Entrance
1/2" = 1'-0"



DETAIL ②
Side Elevation - Entrance Porch
1/2" = 1'-0"



PLAN
1/4" = 1'-0"



SECTION A-A
3/8" = 1'-0"

NOTES

1. Remove existing window and install door in same location.
2. Remove existing entrance door and close opening with stud wall.
3. Height above basement floor = 4'-9 3/4"
4. Existing basement entrance door is to be removed and the opening closed with 8" concrete block. Use Dur-o-wall every other course and bond securely to existing foundation wall. Block is to be portaged and coated with asphalt prior to backfilling.
5. Remove existing basement entry steps as necessary. Backfill with suitable excavated material, properly compacted.
6. All receptacles in Family Room are to be split so that upper half is operated by the switches and the lower half, continually hot.
7. Notch existing foundation wall for beam support.
8. Insulation - ceiling - 9", walls - 3/2", floor - 6"
9. Manufacturer is to supply certified "New York State Approved" roof trusses. Des. Load = 55#/sq
10. Provide 2 vents in Conc. block, one on each side of crawlspace for proper ventilation.
11. Provide 4" dia galv. duct for dryer through walls, vented to outside.
12. Combination ceiling light & fan. Vent to outside.
13. Ceiling light to be recessed "eyeball" type.
14. Medicine Cabinet at owner's option.
15. Provide 4' Fluorescent Light Fixture for over laundry work area.
16. Minimum window sizes (all double-hung) - Bath - 1'-6" x 3'-0", Laundry - 2'-0" x 4'-0", Family Room - 2'-6" x 5'-0". All insulated glass.
17. Provide access to crawlspace with a cut-out in the floor of the closet.
18. Rest roof trusses on 2x8 and fur-out wall 1/2"

GENERAL NOTES

- A- All concrete to be 3000 psi.
- B- All lumber to be Hem-Fir (No. 1 & 2).
- C- Plumbing & heating layout to be determined by licensed plumber.
- D- Truss manufacturer is to certify the structural adequacy of the roof trusses.
- E- All work shall comply with the New York State Building and Energy Codes and with any Town and New Windsor ordinances.
- F- All electrical installations shall be approved by the Bd. of Fire Underwriters.
- G- Unauthorized alteration or addition to this plan is a violation of SECTION 7209 (2) of the New York State Education Law.
- H- All dimensions should be verified prior to and during construction.

FAMILY ROOM ADDITION

for House Owned by
MR. & MRS. ARTHUR P. JOHNSON
16 St. Joseph's Place
Town of New Windsor - New York

Prepared by:
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DATE	SCALE	SHEET
2-18-86	As Shown	1 of 1